

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA
FOR
APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS

SEPTEMBER 22, 2016

9:00 AM



BOARD OF ZONING APPEALS

Gregory R. Baka
Gentry Bell
Dennis J. Berman
Helen E. Harris
William M. Mackey, Jr.

ZONING DIVISION - DEPARTMENT OF PLANNING

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner IV
R. Miguel Madrigal, County Planner II
Sally Ferrell, Account Clerk



County of Henrico, Virginia
Board of Zoning Appeals

Henrico County Government Center
Board Room of the County Administration Building
4301 E Parham Road, Henrico, Virginia

Thursday, September 22, 2016

New Applications

CUP2016-00020 Deferred	CURLES NECK PROPERTIES, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 of the County Code to extract materials from the earth at 4721 Curles Neck Rd (Parcels 833-666-1289 and 834-666-2189) zoned Agricultural District (A-1) (Varina).
VAR2016-00014 Denied	WESLEY YATES requests a variance from Section 24-94 of the County Code to build a screened porch on an existing deck at 9100 Peace Mill Pl (DUNNCROFT) (Parcel 760-762-0518) zoned One-Family Residential District (R-3) (Brookland). The rear yard setback is not met. The applicant proposes 25 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.
CUP2016-00021 Approved	ALYSON SCHLOBOHM requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a pool in the side yard at 2 Old Sellers Way (STERLING FOREST) (Parcel 797-751-1841) zoned One-Family Residential District (R-2C) (Fairfield).
VAR2016-00015 Approved	BASE CAMP, LLC requests a variance from Section 24-9 of the County Code to build a two-family dwelling at 5116 W Leigh St (MAYFIELD) (Parcel 773-738-9895) zoned General Residential District (R-5) (Brookland). The public street frontage requirement is not met. The applicant proposes 20 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant requests a variance of 30 feet public street frontage.
VAR2016-00017 Approved	RIDGE HOMES LLC requests a variance from Section 24-95(b)(6), 24-95(k) of the County Code to build a one-family dwelling at 5409 Edgefield St (CHAMBERLAYNE ESTS) (Parcel 790-746-1537) zoned One-Family Residential District (R-4) (Fairfield). The lot width requirement, total lot area requirement and side yard setback are not met. The applicant proposes 4,920 square feet lot area, 40 feet lot width, and 7 feet street side yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 10 feet street side yard setback. The applicant requests a variance of 1,080 square feet lot area, 10 feet lot width, and 3 feet street side yard setback.