

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

APRIL 27, 2017

9:00 AM



BOARD OF ZONING APPEALS

Gentry Bell
Dennis J. Berman
Helen E. Harris
William M. Mackey, Jr.
James W. Reid

**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, April 27, 2017

Deferred from Previous Meeting

CUP2017-00011 RONNIE'S BBQ requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to hold a festival at 2097 New Market Rd (Parcel 810-690-4480) zoned Business District (B-3) (Varina).
Approved

New Applications

CUP2017-00013 GLORIA A. DUFFEY requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a detached garage in the side yard at 113 Jankin Ln (BRADLEY ACRES) (Parcel 851-714-0449) zoned One-Family Residential District (R-2A) (Varina).
Approved

CUP2017-00014 DISCIPLESHIP RVA requests a conditional use permit pursuant to Section 24-52(e) of the County Code to allow a human care facility at 6089 Old Lafrance Rd (Parcels 834-707-5482, 834-707-5834 and 834-708-8616) zoned Agricultural District (A-1) (Varina).
Deferred

CUP2017-00015 PAMILA C. MAYFIELD requests a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a noncommercial kennel at 8602 Freestone Ave (WINDSORDALE) (Parcel 754-749-7954) zoned One-Family Residential District (R-3) (Three Chopt).
Approved

VAR2017-00006 DANIEL SALOMONSKY requests a variance from Sections 24-95(c)(4) and 24-95(c)(2) of the County Code to build an addition at 300 Wood Rd (WESTHAM) (Parcel 759-736-3154) zoned One-Family Residential District (R-1) (Tuckahoe). The rear yard setback and front yard setback are not met. The applicant proposes 24 feet front yard setback and 17 feet rear yard setback, where the Code requires 35 feet front yard setback and 25 feet rear yard setback. The applicant requests a variance of 11 feet front yard setback and 8 feet rear yard setback.
Approved

VAR2017-00007 RONALD E. MARTIN, JR. requests a variance from Section 24-94 of the County Code to build a screened porch on an existing deck at 11409 Greenbrooke Ct (SADLER GROVE) (Parcel 746-765-1484) zoned One-Family Residential District (R-3C) (Three Chopt). The rear yard setback is not met. The applicant proposes 29 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 11 feet rear yard setback.
Denied

CUP2017-00017 AFFINITY FUNERAL SERVICE requests a conditional use permit pursuant to Section 24-50.7(e) of the County Code to allow one cremation unit at a funeral home at 2720 Enterprise Pkwy (WEST BROAD PARK) (Parcel 763-752-3510) zoned Office District (O-2) (Tuckahoe).
Deferred

VAR2017-00008 Deferred	CANAAN LAND COMPANY requests a variance from Sections 24-9 and 24-94 of the County Code to build a one-family dwelling at 8415 Bronwood Rd (PARHAM HILLS) (Parcel 755-749-4176) zoned One-Family Residential District (R-3) (Three Chopt). The public street frontage requirement and lot width requirement are not met. The applicant proposes 36 feet public street frontage and 62 feet lot width, where the Code requires 50 feet public street frontage and 80 feet lot width. The applicant requests a variance of 14 feet public street frontage and 18 feet lot width.
CUP2017-00018 Approved	LUMOS NETWORKS, INC requests a conditional use permit pursuant to Sections 24-56(a) and 24-36 of the County Code to expand a telecommunications facility at 2900 Hungary Spring Rd (WOODLAWN FARMS) (Parcel 765-752-0302) zoned Business District (B-1) (Brookland).
CUP2017-00019 Approved	JULIE CABLE requests a conditional use permit pursuant to Section 24-52(c) of the County Code to operate a boarding stable for horses at 5000 Cables Farm Rd (Parcels 857-710-7008 and 858-709-0079) zoned Agricultural District (A-1) (Varina).
CUP2017-00020 Approved	ANTHONY JORDAN requests a conditional use permit pursuant to Section 24-116(d)(3) of the County Code to deposit soil as fill material at 1920 Portugee Rd (Parcel 837-704-0031) zoned Agricultural District (A-1) (Varina).
VAR2017-00009 Approved	LIBERTY HOMES, INC. requests a variance from Section 24-95(c)(4) of the County Code to allow a one-family dwelling to remain at 4522 Wistar Rd (Parcel 767-751-9081) zoned One-Family Residential District (R-2A) (Brookland). The front yard setback is not met. The applicant proposes 28 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 7 feet front yard setback.