

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

**JANUARY 26, 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, January 26, 2017**

New Applications

**VAR2017-00001**

**Denied**

HEROLD AND JOYCE TINNEL request a variance from Section 24-51 of the County Code to allow parking in the front and side yards at 276 Hanover Rd (Parcel 829-722-3146) zoned Agricultural District (A-1) (Varina). The maximum density allowed is not met. The applicant propose a tree service in the A-1 district, where the Code requires a tree service to be located in the B-3 district. The applicant request a variance of to allow a use that is not permitted.

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**CUP2017-00001**

**Approved**

COLLEGIATE SCHOOLS requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a temporary office trailer at 251 N Mooreland Rd (Parcels 747-735-6082, 748-736-1139 and 748-737-1411) zoned One-Family Residential District (R-2) (Tuckahoe).

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**VAR2017-00002**

**Approved**

GRENOBLE LLC requests a variance from Section 24-94 of the County Code to build an office building and parking lot at 2507 Grenoble Rd (COMMERCE ACRES) (Parcel 765-747-3588) zoned Light Industrial District (M-1) (Tuckahoe). The front yard setback is not met. The applicant proposes 20 feet front yard setback, where the Code requires 25 feet front yard setback. The applicant requests a variance of 5 feet front yard setback.

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**VAR2017-00003**

**Deferred**

AVERY M. LYNN requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 6207 Monument Ave (WESTVIEW MANOR) (Parcel 768-738-0169) zoned One-Family Residential District (R-3) (Brookland). The lot width requirement is not met. The applicant proposes 60 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 5 feet lot width.

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**VAR2017-00004**

**Approved**

CHRISTOPHER WAGNER requests a variance from Section 24-94 of the County Code to build an addition at 1604 Denham Rd (PINEDALE FARMS) (Parcel 751-747-2496) zoned One-Family Residential District (R-2A) (Tuckahoe). The rear yard setback is not met. The applicant proposes 35 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

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