

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

JUNE 22, 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, June 22, 2017

Deferred from Previous Meeting

VAR2017-00008 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.

New Applications

CUP2017-00024 WISTER J AMBROSE JR requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build an accessory building in the side yard at 4430 E Williamsburg Rd (Parcel 852-712-3573) zoned Agricultural District (A-1) (Varina).

CUP2017-00025 DARRYN AND SUSANNE APPLETON request a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build accessory structures in the side yard at 120 Brookschase Ln (WINDSOR ON TH JAMES) (Parcel 756-731-2353) zoned One-Family Residential District (R-1) (Tuckahoe).

CUP2017-00026 TIARA LITTLE requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 6356 Walnut Forest Ct (DARBYTOWN MEADOWS) (Parcel 809-703-5085) zoned One-Family Residential District (R-3C) (Varina).

VAR2017-00011 EMERALD LAND DEVELOPMENT, LLC requests a variance from Section 24-95(b)(8) of the County Code to build a one-family dwelling at 3303 Darbytown Rd (Parcel 822-695-7551) zoned Agricultural District (A-1) (Varina). The lot width requirement is not met. The applicant proposes 126 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 24 feet lot width.

VAR2017-00012 EMERALD LAND DEVELOPMENT, LLC requests a variance from Section 24-95(d)(1) of the County Code to build a one-family dwelling at 420 N Mullens Ln (GREENDALE PARK) (Parcel 826-726-7807) zoned One-Family Residential District (R-3) (Varina). The lot width requirement is not met. The applicant proposes 100 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 50 feet lot width.
