

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

FEBRUARY 28, 2019

9:00 AM



BOARD OF ZONING APPEALS

Gentry Bell
Terone B. Green
Helen E. Harris
Walter L. Johnson, 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
Kuronda Powell, 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, February 28, 2019

Deferred from Previous Meeting

VAR2019-00003 MANN KIDWELL SHADE CORP requests a variance from Section 24-94 of the County Code to build a loading dock and canopy at 6011 W Broad St (WESTWOOD) (Parcel 770-741-2406) zoned Business District (B-3) (Brookland). The rear yard setback is not met. The applicant proposes 10 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 30 feet rear yard setback.

VAR2019-00004 HIGGINS FAMILY LIMITED PARTNERSHIP requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 916 S Gaskins Rd (Parcel 738-732-0576) zoned One-Family Residential District (R-0) (Tuckahoe). The lot width requirement is not met. The applicant proposes 50 feet lot width, where the Code requires 200 feet lot width. The applicant requests a variance of 150 feet lot width.

New Applications

CUP2019-00004 TURNER SOLAR, LLC requests a conditional use permit pursuant to Sections 24-12(c) and 24-52(a) of the County Code to amend an existing use permit at 8558 Strath Rd (Parcel 814-680-9784) zoned Agricultural District (A-1) (Varina).

CUP2019-00005 CHRIS AND ZOE KAPOGIANNIS request a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 1301 Cherrystone Ave (BROOKLAND GDNS ADDN) (Parcel 774-755-1740) zoned One-Family Residential District (R-3) (Brookland).

CUP2019-00006 BFI WASTE SYSTEMS OF VIRGINIA, LLC requests a conditional use permit pursuant to Section 24-116(d)(3) of the County Code to deposit soil as fill material at 1851 Charles City Rd (Parcel 808-712-0741) zoned One-Family Residential District (R-4), Business District (B-3), Light Industrial District (M-1) and General Industrial District (M-2) (Varina).

CUP2019-00007 RHONDA EDMONDS requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 8712 Lakefront Dr (WEST END MANOR) (Parcel 761-758-5894) zoned One-Family Residential District (R-3) (Brookland).

CUP2019-00008 JENNIFER BARNETT requests a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a noncommercial kennel at 1808 Aeronca Ave (WOODMAN TERRACE) (Parcel 775-761-9998) zoned One-Family Residential District (R-3) (Fairfield).

VAR2019-00002 LIBERTY HOMES requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 11623 Patch Rd (Parcel 771-778-9384) zoned Agricultural District (A-1) (Brookland). The public street frontage requirement is not met. The applicant proposes 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant requests a variance of 50 feet public street frontage.

VAR2019-00005 MARTIN C. COLLINS requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 7990 Upper Western Run Ln (Parcel 855-688-4123) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicant proposes 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant requests a variance of 50 feet public street frontage.

VAR2019-00006 JONATHAN T. EVANS requests a variance from Section 24-9 of the County Code to build a one-family dwelling at 8000 Upper Western Run Ln (Parcel 855-687-6511) zoned Agricultural District (A-1) (Varina). The public street frontage requirement is not met. The applicant proposes 0 feet public street frontage, where the Code requires 50 feet public street frontage. The applicant requests a variance of 50 feet public street frontage.
