

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

MARCH 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, March 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

CUP2019-00009 VULCAN CONSTRUCTION MATERIALS, LP 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 11400 Staples Mill Rd (Parcels 756-773-3302 and 759-773-4746) zoned Agricultural District (A-1) and General Industrial District (M-2C) (Three Chopt).

CUP2019-00010 JOYCE A. HANN 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 11423 Long Meadow Dr (ROCK SPRING ESTATES) (Parcel 765-775-6072) zoned Agricultural District (A-1) (Brookland).

CUP2019-00011 PATRICIA P. MARTIN requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a carport to remain in the front yard at 5201 Swift Hill Ln (SCANDIA LAKE) (Parcel 860-703-2182) zoned Agricultural District (A-1) (Varina).

CUP2019-00012 TERRI HARPER requests a conditional use permit pursuant to Section 24-12(e) of the County Code to allow a noncommercial kennel at 2425 Buckingham Ave (BRYAN PARKWAY) (Parcel 779-743-3594) zoned One-Family Residential District (R-4) (Brookland).

CUP2019-00013 GILLIES CREEK INDUSTRIAL RECYCLING LLC requests a conditional use permit pursuant to Sections 24-89(c) and 24-103 of the County Code to develop a wetlands mitigation bank at 5500 White Oak Dr (Parcels 860-709-5622, 863-706-3470 and 864-704-2093) zoned Agricultural District (A-1) and Conservation District (C-1) (Varina).

VAR2019-00008 WAYNETTE SMITH requests a variance from Section 24-10 of the County Code to allow livestock in a residential district at 220 Meroyne Dr (SANDSTON) (Parcel 825-718-0538) zoned One-Family Residential District (R-3) (Varina). The agricultural distance requirements is not met. The applicant proposes 20 feet from chicken coop to property line, where the Code requires 400 feet from chicken coop to property line. The applicant requests a variance of 380 feet from chicken coop to property line.

VAR2019-00009 SHIRELY B. COOKE requests a variance from Sections 24-95(t) and 24-9 of the County Code to build a one-family dwelling at 11978 Old Washington Hwy (LAKEVIEW) (Parcel 774-778-4512) zoned Agricultural District (A-1) (Brookland). The public street frontage requirement and total lot area requirement are not met. The applicant proposes 0 feet public street frontage and 0.85 acre lot area outside the floodplain, where the Code requires 50 feet public street frontage and 1.000 acre lot area outside the floodplain. The applicant requests a variance of 50 feet public street frontage and 0.15 acre lot area outside the floodplain.

VAR2019-00010 BRUCE AND CAROL LOSEE request a variance from Sections 24-94 and 24-95(k) of the County Code to build an addition at 7004 Lakewood Dr (WESTHAM) (Parcel 759-736-0043) zoned One-Family Residential District (R-1) (Tuckahoe). The rear yard setback and side yard setback are not met. The applicant propose 20 feet side yard setback and 35 feet rear yard setback, where the Code requires 25 feet side yard setback and 50 feet rear yard setback. The applicant request a variance of 5 feet side yard setback and 15 feet rear yard setback.
