

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

**MAY 23, 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, May 23, 2019**

New Applications

<b>APL2019-00002</b> <b>Affirmed</b>	DAVID L. PETTON appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 10014 Three Chopt Rd (Parcel 750-754-3668) zoned Office District (O-2C) (Tuckahoe).
<b>APL2019-00003</b> <b>Affirmed</b>	MICHAEL PATTERSON appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 1208 Valley Dr (FOREST HEIGHTS) (Parcel 759-741-1098) zoned One-Family Residential District (R-3) (Tuckahoe).
<b>APL2019-00004</b> <b>Affirmed</b>	DAVID WILLIS appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 914 Pepper Ave (PINE RIDGE) (Parcel 766-738-7213) zoned One-Family Residential District (R-3) (Brookland).
<b>CUP2019-00017</b> <b>Approved</b>	RICHMOND MONTESSORI SCHOOL requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a temporary classroom trailer at 501 N Parham Rd (Parcel 752-737-6676) zoned One-Family Residential District (R-2) (Tuckahoe).
<b>CUP2019-00018</b> <b>Approved</b>	JOSEPH DICKENS requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a detached shed in the front yard at 1004 Francisco Rd (ROLLINGWOOD ADDN) (Parcel 758-740-4512) zoned One-Family Residential District (R-3) (Tuckahoe).
<b>VAR2019-00012</b> <b>Approved</b>	MARK COSTON requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 2659 Darbytown Rd (Parcel 816-699-0818) zoned Agricultural District (A-1) (Varina). The lot width requirement is not met. The applicant proposes 55 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 95 feet lot width.

**VAR2019-00013**

**Approved**

KENNETH PARHAM requests a variance from Section 24-95(c)(1), 24-95(b) (6), 24-95(k) of the County Code to build a one-family dwelling at 3514 Waverly Blvd (EAST HIGHLAND PARK) (Parcel 798-735-6052) zoned One-Family Residential District (R-4) (Fairfield). The lot width requirement, total lot area requirement, least side yard setback, total side yard setback and side yard setback are not met. The applicant proposes 5,400 square feet lot area, 45 feet lot width, 5 feet least side yard setback, 8 feet sum of side yard setbacks, and 3 feet street side yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, 7 feet least side yard setback, 13.5 feet sum of side yard setbacks, and 15.5 feet street side yard setback. The applicant requests a variance of 600 square feet lot area, 5 feet lot width, 2 feet least side yard setback, 5.5 feet sum of side yard setbacks, and 12.5 feet street side yard setback.

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