

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

**OCTOBER 24, 2019**

**9:00 AM**



**BOARD OF ZONING APPEALS**

Gentry Bell  
Terone B. Green  
Walter L. Johnson, Jr.  
Terrell A. Pollard  
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, October 24, 2019**

Deferred from Previous Meeting

**VAR2019-00024**      CAVA COMPANIES requests a variance from Sections 24-9 and 24-94 of the County Code to build a one-family dwelling at 20 Kambis Dr (Parcel 836-690-1480) zoned Agricultural District (A-1) (Varina). The public street frontage requirement and lot width requirement are not met. The applicant proposes 100 feet lot width and 0 feet public street frontage, where the Code requires 150 feet lot width and 50 feet public street frontage. The applicant requests a variance of 50 feet lot width and 50 feet public street frontage.

**Withdrawn**

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New Applications

**VAR2019-00028**      MANUELITO VILLALUNA requests a variance from Sections 24-95(c)(4) and 24-95(c)(1) of the County Code to allow the existing improvements to remain at 610 Fayette Ave (FAYETTE PARK) (Parcel 793-741-9701) zoned One-Family Residential District (R-3) (Fairfield). The total side yard setback and front yard setback are not met. The applicant proposes 29 feet front yard setback and 13 feet sum of side yards, where the Code requires 35 feet front yard setback and 18 feet sum of side yards. The applicant requests a variance of 6 feet front yard setback and 5 feet sum of side yards.

**Withdrawn**

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**VAR2019-00029**      CHARITA LEE requests a variance from Section 24-94 of the County Code to build an addition at 3916 Battersea Pl (FAIRFIELD WOODS) (Parcel 808-724-5554) zoned One-Family Residential District (R-3AC) (Varina). The rear yard setback is not met. The applicant proposes 26 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

**Approved**

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**VAR2019-00031**      GREEN MEADOWS LAND COMPANY, LLC requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 201 Sandston Av (SEVEN PINES VLA STS) (Parcels 830-714-7127 and 830-714-7426) zoned One-Family Residential District (R-4) (Varina). The lot width requirement is not met. The applicant proposes 47.5 feet lot width, where the Code requires 50 feet lot width. The applicant requests a variance of 2.5 feet lot width.

**Approved**

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