HENRICO COUNTY

BOARD OF ZONING APPEALS AGENDA

FOR

APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS

FEBRUARY 27, 2020

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
New Applications

<table>
<thead>
<tr>
<th>Application</th>
<th>Action</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUP2020-00002</td>
<td>Denied</td>
<td>MATHEW SACHS requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at 2021 Milbank Rd (SKIPWITH FARMS) (Parcel 758-748-0775) zoned One-Family Residential District (R-2) (Three Chopt).</td>
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<tr>
<td>CUP2020-00003</td>
<td>Approved</td>
<td>RAYMOND LEE requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at 4756 Minor Rd (Parcel 737-768-8440) zoned Agricultural District (A-1) (Three Chopt).</td>
</tr>
<tr>
<td>VAR2020-00001</td>
<td>Approved</td>
<td>ROOPESH AND SEEMA PATEL request a variance from Section 24-95(b)(5) of the County Code to allow a one-family dwelling to remain at 6223 Monument Ave (WESTVIEW MANOR) (Parcel 767-738-6297) zoned One-Family Residential District (R-3) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant propose 7,277 square feet lot area and 60 feet lot width, where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant request a variance of 723 square feet lot area and 5 feet lot width.</td>
</tr>
<tr>
<td>VAR2020-00002</td>
<td>Approved</td>
<td>ROOPESH AND SEEMA PATEL request a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 6221 Monument Ave (WESTVIEW MANOR) (Parcel 767-738-6297) zoned One-Family Residential District (R-3) (Brookland). The lot width requirement and total lot area requirement are not met. The applicant propose 6,963 square feet lot area and 60 feet lot width, where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant request a variance of 1,037 square feet lot area and 5 feet lot width.</td>
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<tr>
<td>VAR2020-00004</td>
<td>Approved</td>
<td>WILLIAMS CONTRACTING LLC requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 134 N Mapleleaf Ave (HIGHLAND SPRINGS) (Parcel 824-724-9547) zoned One-Family Residential District (R-4) (Varina). The lot width requirement and total lot area requirement are not met. The applicant proposes 5,460 square feet lot area and 47.5 feet lot width, where the Code requires 6,000 square feet lot area and 50 feet lot width. The applicant requests a variance of 540 square feet lot area and 2.5 feet lot width.</td>
</tr>
</tbody>
</table>
VAR2020-00006  LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 113 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-5291) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.  

VAR2020-00007  LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 111 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-4686) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.  

VAR2020-00008  LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(6) of the County Code to build a one-family dwelling at 109 N Rose Ave (HIGHLAND SPRINGS) (Parcel 825-722-4686) zoned One-Family Residential District (R-4) (Varina). The total lot area requirement is not met. The applicant proposes 5,750 square feet lot area, where the Code requires 6,000 square feet lot area. The applicant requests a variance of 250 square feet lot area.  

VAR2020-00009  COLEMAN R. POTTEIGER II requests a variance from Section 24-94 of the County Code to build an addition at 4407 Wistar Rd (Parcel 769-751-4104) zoned One-Family Residential District (R-3) (Brookland). The rear yard setback is not met. The applicant proposes 28 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback.