

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

JUNE 22, 2023

9:00 AM



BOARD OF ZONING APPEALS

John R. Broadway
Terone B. Green
Walter L. Johnson, Jr.
Barry R. Lawrence
Terrell A. Pollard

DEPARTMENT OF PLANNING
CODE ADMINISTRATION DIVISION

R. J. Emerson, Jr., AICP, Director of Planning
Leslie A. News, Assistant Director of Planning
Benjamin W. Blankinship, AICP, Division Manager
Paul M. Gidley, County Planner
R. Miguel Madrigal, County Planner
Janaya L. Poarch, Account Clerk

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, JUNE 22, 2023

CONDITIONAL USE PERMITS

CUP2023-00007 Ian D'Avilar: conditional use permit to keep up to six hens in the rear yard at 5009 Thrush Lane, Meadowood, Fairfield. Parcel 794-743-0880. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.
APPROVED

CUP2023-00026 Shania M. Johnson: conditional use permit to operate a large family day home at 111 St Claire Lane, Montezuma Farms, Fairfield. Parcel 800-729-8528. Zoning: R-4, One-Family Residence District. Code Section: 24-4402.
DEFERRED

CUP2023-00032 Angelica Alley: conditional use permit to operate a large family day home at 1200 Cole Boulevard, Cole Run, Fairfield. Parcel 783-763-7894. Zoning: R-5AC, General Residence District (Conditional). Code Section: 24-4402.
DEFERRED

CUP2023-00033 Salvatore Rotondi: conditional use permit to build a garage in the side yard at 852 Scott Road, Hicks, Fairfield. Parcel 786-758-4975. Zoning: A-1, Agricultural District. Code Section: 24-4404.A.1.
APPROVED

CUP2023-00034 Abilio and Melissa Reis: conditional use permit to allow an accessory structure in the front yard at 512 S Gaskins Road, Tuckahoe. Parcel 740-734-2087. Zoning: R-0, One-Family Residence District. Code Section: 24-4404.A.1.
APPROVED

CUP2023-00035 Gillian Hepburn and Adam Letize: conditional use permit to keep up to six hens in the rear yard at 11215 Warren View Road, Ridgefield, Tuckahoe. Parcel 733-753-1517. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.1.
APPROVED

CUP2023-00036 Reynaul M. Hallion: conditional use permit to build a detached garage in the side yard at 6825 Cornelius Court, Hughes Farm, Varina. Parcel 811-700-3815. Zoning: R-2AC, One-Family Residence District (Conditional). Code Section: 24-4404.A.1.
APPROVED

CUP2023-00037 Browson LLC: conditional use permit to restore a wetland mitigation bank at 10201 Turkey Island Road, Varina. Parcel 840-668-6040. Zoning: A-1, **APPROVED** Agricultural District. Code Section: 24-4205.

CUP2023-00038 Sandra Rosiere: conditional use permit to allow accessory buildings in the side yard at 7490 Doran Road, Varina. Parcel 822-692-3483. Zoning: A-1, **APPROVED** Agricultural District. Code Section: 24-4404.A.1.

VARIANCES

VAR2023-00012 David and Martha Holdsworth: variance from the public street frontage requirement to build a one-family dwelling at 6149 Hines Road, Varina. The applicant has 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. Parcel 851-691-0926. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1. **DEFERRED**

APPEALS

APL2023-00002 Duncan MacPherson: appeal of an administrative decision regarding the property at 10798 Greenwood Road, Fairfield. Parcel 777-768-9356. Zoning: **DEFERRED** A-1, Agricultural District. Code Section: 24-2320.

APL2023-00003 Patrick Johnson: appeal of an administrative decision regarding the property at 11 and 21 Early Avenue, Varina. Parcels 824-716-4850 and 5762. Zoning: **DEFERRED** R-3, One-Family Residence District. Code Section: 24-2320.NONE

APPROVED: MINUTES, May 25, 2023