

HENRICO COUNTY
BOARD OF ZONING APPEALS AGENDA

SEPTEMBER 28, 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
Janaya L. Poarch, Account Clerk

COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 28, 2023

BEGINNING AT 9:00

PLEDGE OF ALLEGIANCE

REQUESTS FOR DEFERRAL

CONDITIONAL USE PERMITS

[CUP2023-00048](#) Ali Zahraei: conditional use permit to allow an accessory dwelling unit at 5345 Axe Handle Lane, West Ridge, Three Chopt. Parcel 731-773-9933. Zoning: A-1, Agricultural District. Code Section: 24-4406.

[CUP2023-00049](#) Marcia Santelli-Jones: conditional use permit to allow an accessory dwelling unit at 9303 Three Chopt Road, Pinedale Farms, Tuckahoe. Parcel 752-749-6026. Zoning: R-2A, One-Family Residence District. Code Section: 24-4406.

[CUP2023-00050](#) Eastern Henrico Ruritan Club: conditional use permit to allow a turkey shoot at 3808 Nine Mile Road, Varina. Parcel 806-723-4768. Zoning: A-1, Agricultural District. Code Section: 24-2308.B.2.

[CUP2023-00051](#) Jeffress F. Given: conditional use permit to allow short-term rental of a dwelling at 1009 Francisco Road, Rollingwood Addition, Tuckahoe. Parcel 758-740-6728. Zoning: R-3, One-Family Residence District. Code Section: 24-4431.A.

VARIANCES

[VAR2023-00019](#) Miles T. Christian: variance from the lot area requirement to allow a single-family dwelling to remain at 203 Masonic Lane, Windsor Place, Varina. The applicant has 5,000 square feet lot area where the Code requires 6,000 square feet lot area. The applicant requests a variance of 1,000 square feet lot area. Parcel 808-721-8237. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

[VAR2023-00020](#) Miles T. Christian: variance from the lot area requirement to build a single-family dwelling at 205 Masonic Lane, Windsor Place, Varina. The applicant has 5,500 square feet lot area where the Code requires 6,000 square feet lot area. The applicant requests a variance of 500 square feet lot area. Parcel 808-721-8237. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.

APPROVAL OF MINUTES: August 24, 2023

OTHER NEW BUSINESS:

ADJOURNMENT