

**HENRICO COUNTY**  
**BOARD OF ZONING APPEALS AGENDA**

**May 23, 2024**

**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, PLA, Assistant Director of Planning  
Benjamin W. Blankinship, AICP, Division Manager  
Paul M. Gidley, CZA, County Planner  
Sara J. Rozmus, CZA, County Planner  
Janaya L. Poarch, Account Clerk

**COUNTY OF HENRICO, VIRGINIA**  
**BOARD OF ZONING APPEALS**  
**THURSDAY, MAY 23, 2024**

**BEGINNING AT 9:00**

**PLEDGE OF ALLEGIANCE**

**REQUESTS FOR DEFERRAL:**

- CUP-2024-100551: Chris Pollock, 7602 Hampshire Road, Westham, Tuckahoe
- CUP-2024-100759: TB3 LLC, 8901 Brieryle Road, Mooreland Farms, Tuckahoe

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**CONDITIONAL USE PERMITS**

CUP-2023-100176 Juan Manuel Magana: conditional use permit to allow an accessory dwelling unit above a garage at 10505 Gayton Road, Canterbury, Tuckahoe. Parcel 742-745-5373. Zoning: R-2, One-Family Residence District. Code Section: 24-4406.  
**WITHDRAWN**

[CUP-2024-100551](#) Chris Pollock: conditional use permit to allow an accessory dwelling unit at 7602 Hampshire Road, Westham, Tuckahoe. Parcel 761-737-2445.  
**DEFERRAL REQUESTED** Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

[CUP-2024-100689](#) Liza Yusufi: conditional use permit to operate a large family day home at 5417 Wintergreen Road, Winterberry, Brookland. Parcel 755-768-3685. Zoning: R-3C, One-Family Residence District (Conditional). Code Section: 24-4205.

[CUP-2024-100759](#) TB3 LLC: conditional use permit to build a sports court in the front and side yards at 8901 Brieryle Road, Mooreland Farms, Tuckahoe. Parcel 747-733-0150. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.  
**DEFERRAL REQUESTED**

[CUP-2024-100767](#) Vulcan Construction Materials, LLC: conditional use permit to extract materials from the earth at 11400 Staples Mill Road, Brookland. Parcels 756-773-3302 and 759-773-4746. Zoning: A-1, Agricultural District and M-2, General Industrial District. Code Section: 24-4205 and 24-4327.

[CUP-2024-100787](#) Lisa Smith: conditional use permit to keep up to six hens in the rear yard at 2222 Lauderdale Drive, Tuckahoe Village West, Tuckahoe. Parcel 731-748-5947. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.

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## VARIANCES

[VAR-2024-100241](#) Jose Yohannan: variance from the front yard setback, public street frontage requirement, lot area requirement, and lot width requirement to build a single-family dwelling at 340 Grayson Street, Providence Park Annex, Fairfield. The applicant has 3,445 square feet lot area, 35 feet lot width, 35 feet public street frontage, and 20 feet front yard setback, where the Code requires 6,000 square feet lot area, 50 feet lot width, 50 feet public street frontage, and 35 feet front yard setback. The applicant requests a variance of 2,555 square feet lot area, 15 feet lot width, 15 feet public street frontage, and 15 feet front yard setback. Parcel 792-737-8940. Zoning: R-5, General Residence District. Code Section: 24-3105.E.1, 24-4306.E.1 and 24-6402.A.2.

[VAR-2024-100763](#) Katherine and Jonathan Kennedy: variance from the public street frontage requirement to build a single-family dwelling at 8701 September Drive, Tuckahoe. 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 755-736-1968. Zoning: R-3, One-Family Residence District. Code Section: 24-4306.E.1.

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**APPROVAL OF MINUTES:** April 25, 2024

**OTHER NEW BUSINESS:** Review of Rear Yard Setback Variances  
Discussion of Court of Appeals Opinion RE Variance Criteria

## ADJOURNMENT