

**COUNTY OF HENRICO, VIRGINIA
BOARD OF ZONING APPEALS
THURSDAY, DECEMBER 21, 2023**

PRELIMINARY AGENDA

CONDITIONAL USE PERMITS

- [CUP2023-00061](#) A & F I, LLC: conditional use permit to reclaim a former sand and gravel pit at 3740 Charles City Road, Varina. Parcels 828-701-0583 and 827-702-8810. Zoning: A-1, Agricultural District. Code Section: 24-4205 and 24-4327.
- [CUP2023-00062](#) Gil Topaz: conditional use permit to allow short-term rental of a dwelling at 2501 Irisdale Avenue, Hermitage Park, Fairfield. Parcel 779-746-3311. Zoning: R-4, One-Family Residence District. Code Section: 24-4431.A.
- [CUP2023-00063](#) Jessica Darnell: conditional use permit to allow a detached carport in the side yard at 400 Otey Lane, Sandston, Varina. Parcel 827-713-2651. Zoning: R-3, One-Family Residence District. Code Section: 24-4404.A.1.
- [CUP2023-00064](#) Shane and Jen Nelson: conditional use permit to build pavilions in the side yards at 8907 Norwick Road, Mooreland Farms, Tuckahoe. Parcel 745-732-8828. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.
- [CUP2023-00065](#) Richmond Striker Soccer Club: conditional use permit to replace a building and add field lighting at 4801 Pouncey Tract Road, Three Chopt. Parcel 740-768-1098. Zoning: A-1, Agricultural District. Code Section: 24-1406.C.

VARIANCES

- [VAR2023-00026](#) Trek Properties, LLC: variance from the lot area requirement to build a single-family dwelling at 4306 2nd Street, 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 808-721-9064. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2.
- [VAR2023-00027](#) Smart Solutions Enterprise: variance from the lot area requirement and lot width requirement to build a single-family dwelling at 209 Liberty Avenue, Bungalow City, Varina. The applicant has 6,900 square feet lot area and 50 feet lot width where the Code requires 8,000 square feet lot area and 65 feet lot width. The applicant requests a variance of 1,100 square feet lot area and 15 feet lot width. Parcel 816-728-8514. Zoning: R-3, One-Family Residence District. Code Section: 24-6402.A.2.
- [VAR2023-00028](#) Smart Solutions Enterprise: variance from the lot area requirement, lot width requirement, public street frontage requirement, and front yard setback to build a single-family dwelling at 43 Loudon Street, Providence Park Annex, Fairfield. The applicant has 3,620 square feet lot area, 35 feet lot width, 35 feet public street frontage, and 21 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 1,380 square feet lot area, 15 feet lot width, 15 feet public street frontage, and 14 feet front yard setback. Parcel 792-737-8024. Zoning: R-5, General Residence District. Code Section: 24-6402.A.2, 24-4306.E.1 and 24-3105.E.1.