

**HENRICO COUNTY**  
**BOARD OF ZONING APPEALS AGENDA**  
**FOR**  
**APPEALS, VARIANCES, AND CONDITIONAL USE PERMITS**

**JUNE 27, 2019**

**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



*County of Henrico, Virginia*  
*Board of Zoning Appeals*

Henrico County Government Center  
Board Room of the County Administration Building  
4301 E Parham Road, Henrico, Virginia

**Thursday, June 27, 2019**

New Applications

- APL2019-00005** SPENCER MOORE appeals a decision of the director of planning pursuant to Section 24-116(a) of the County Code regarding the property at 7356 Osborne Tpk (RICHMOND HEIGHTS) (Parcel 802-694-3132) zoned Business District (B-1) and One-Family Residential District (R-3) (Varina).
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- CUP2019-00019** DEON A. KADO requests a conditional use permit pursuant to Sections 24-12(e) and 24-52(a) of the County Code to allow a noncommercial kennel at 104 Early Meadows Ct (EARLY MEADOWS) (Parcel 828-720-8541) zoned Agricultural District (A-1) (Varina).
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- CUP2019-00020** WEST END ASSEMBLY OF GOD requests a conditional use permit pursuant to Section 24-116(d)(1) of the County Code to allow a tent at 401 N Parham Rd (Parcel 753-736-0655) zoned One-Family Residential District (R-1) (Tuckahoe).
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- CUP2019-00021** BRAXTON PRUITT requests a conditional use permit pursuant to Section 24-95(i)(4) of the County Code to allow a garage to remain in the side yard at 7204 Beechwood Dr (LINDSAY PLACE) (Parcels 758-737-4696 and 758-737-5088) zoned One-Family Residential District (R-3) (Tuckahoe).
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- CUP2019-00022** KANIKKA BLAKELY requests a conditional use permit pursuant to Section 24-12(g) of the County Code to operate a family day home with employees at 5412 Huntington Ave (CHAMBERLAYNE ESTS) (Parcel 791-746-1426) zoned One-Family Residential District (R-4) (Fairfield).
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- CUP2019-00023** JAMES RIVER ASSOCIATION requests a conditional use permit pursuant to Sections 24-12(b) and 24-52(a) of the County Code to allow a noncommercial recreation facility at 5501 New Market Rd (Parcel 846-669-1230) zoned Agricultural District (A-1) (Varina).
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- CUP2019-00024** BRIEL FARM SOLAR, LLC requests a conditional use permit pursuant to Section 24-116(d)(2) of the County Code to allow a renewable energy facility at 2701 Meadow Rd (Parcel 842-716-0583) zoned Light Industrial District (M-1C) (Varina).
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- VAR2019-00014** LIBERTY HOMES OF VIRGINIA, INC. requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 213 N Virginia Ave (BUNGALOW CITY) (Parcel 817-728-0695) zoned One-Family Residential District (R-3) (Varina). The lot width requirement and total lot area requirement are not met. The applicant proposes 6,500 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 1,500 square feet lot area and 15 feet lot width.

**VAR2019-00015** PAULA YOUNG requests a variance from Section 24-94 of the County Code to build a screened porch on an existing deck at 9741 Pemberton Crossing Dr (PEMBERTON CROSSING) (Parcel 753-756-7574) zoned General Residential District (R-5AC) (Three Chopt). The rear yard setback is not met. The applicant proposes 22 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 13 feet rear yard setback.

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**VAR2019-00016** BAKAR HOMES, LLC requests a variance from Section 24-95(b)(5) of the County Code to build a one-family dwelling at 8714 Midway Rd (WESTHAMPTON STTLMNT) (Parcel 751-740-8708) zoned One-Family Residential District (R-3) (Tuckahoe). The lot width requirement is not met. The applicant proposes 50 feet lot width, where the Code requires 65 feet lot width. The applicant requests a variance of 15 feet lot width.

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**VAR2019-00017** EDMUND RENNOLDS requests a variance from Section 24-94 of the County Code to build a one-family dwelling at 323 Hanover Rd (Parcel 830-722-1340) zoned Agricultural District (A-1) (Varina). The lot width requirement is not met. The applicant proposes 148 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 2 feet lot width.

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