

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

**March 28, 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, 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, MARCH 28, 2024**

**PRELIMINARY AGENDA**

---

**CONDITIONAL USE PERMITS**

[CUP-2024-100253](#) Randy Jones: conditional use permit to keep up to six hens in the rear yard at 1701 Pemberton Road, Pinedale Farms, Tuckahoe. Parcel 750-749-2410. Zoning: R-2A, One-Family Residence District. Code Section: 24-4420.G.1.

---

**VARIANCES**

[VAR-2024-100241](#) Jose Yohannan: variance from the lot area requirement, lot width requirement, and public street frontage requirement to build a single-family dwelling at 340 Grayson Street, Providence Park Annex, Fairfield. The applicant has 3,650 square feet lot area, 35 feet lot width, and 35 feet public street frontage, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 1,350 square feet lot area, 15 feet lot width, and 15 feet public street frontage. Parcel 792-737-8940. Zoning: R-5, General Residence District. Code Section: 24-6402.A.2 and 24-4306.E.1.

[VAR-2024-100346](#) Walter Granville: variance from the rear yard setback to build a screened porch and replace a deck at 4013 Wheat Court, Burgundy Parke, Three Chopt. The applicant has 31.5 feet rear yard setback where the Code requires 35 feet rear yard setback. The applicant requests a variance of 3.5 feet rear yard setback. Parcel 732-759-0129. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

[VAR-2024-100373](#) Jana Laks: variance from the lot area requirement, lot width requirement, and public street frontage requirement to build a single-family dwelling at 2210 Newman Road, Montrose Heights, Varina. The applicant has 5,480 square feet lot area, 40 feet lot width, and 40 feet public street frontage, where the Code requires 6,000 square feet lot area, 50 feet lot width, and 50 feet public street frontage. The applicant requests a variance of 520 square feet lot area, 10 feet lot width, and 10 feet public street frontage. Parcel 804-715-3277. Zoning: R-4, One-Family Residence District. Code Section: 24-6402.A.2 and 24-4306.E.1.

---

**APPEALS**

**NONE**