

1 MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS OF
2 HENRICO COUNTY, HELD IN THE COUNTY ADMINISTRATION BUILDING IN THE
3 GOVERNMENT CENTER AT PARHAM AND HUNGARY SPRING ROADS, ON
4 THURSDAY JULY 22, 2021 AT 9:00 A.M., NOTICE HAVING BEEN PUBLISHED IN
5 THE *RICHMOND TIMES-DISPATCH* JUNE 28, 2021 AND JULY 5, 2021.
6
7

8 Members Present: Terone B. Green, Chair
9 Walter L. Johnson, Jr., Vice-Chair
10 Gentry Bell
11 Terrell A. Pollard
12 James W. Reid
13

14 Also Present: Benjamin Blankinship, Secretary
15 Paul M. Gidley, County Planner
16 R. Miguel Madrigal, County Planner
17 Kuronda Powell, Account Clerk
18
19
20

21 Mr. Green - Good morning and welcome to today's meeting of the county
22 Board of Zoning Appeals. To those who are in attendance please join me in standing for
23 the Pledge of Allegiance.
24

25 [Recitation of the Pledge of Allegiance]
26

27 Prior to us moving forward, I had a request by Mr. Reid to make a few comments. And
28 with the pleasure of the Board, I would like to allow him that ability to say what he needs
29 to say.
30

31 Mr. Reid - Thank you. Thank you, Chairman Green. I just wanted to tell
32 you folks that this is going to be my last meeting with you. My term expires the end of the
33 month. I talked to my supervisor, Ms. O'Bannon, and told her that I really couldn't be re-
34 appointed. If the Good Lord's willing, I'll be 89 years old in a couple months. And also
35 my wife has an illness which requires more and more of my presence at home. She has
36 dementia.
37

38 But I want to tell Chairman Green and Vice Chairman Johnson, Mr. Bell, and Mr. Pollard
39 how much I've enjoyed serving with you on the Board. You're a fine group of gentlemen
40 and you do a great job representing your districts as well as Henrico County. I'll miss you
41 and I wish you much continued success.
42

43 I also want to thank Mr. Blankinship for all of his help and guidance and especially for his
44 vast knowledge of the zoning business and to tell him how much I've enjoyed working
45 with him. And I also really want to thank Miguel and Paul for all the hard work and effort
46 that they put into these cases in bringing them up each month. I know it's really a hard

47 job. And I told Pat O'Bannon the other day, I said, you know, when you look at Ben and
48 Miguel and Paul, you can see why Henrico County is one of the best managed counties
49 in the state.

50
51 And also be remiss if I didn't think Kuronda for her monthly telephone call, reminder call.

52
53 Mr. Green - Yes.

54
55 Mr. Reid - I want to thank Fred, the IT man, for keeping the computers
56 going. Because I'm a computer illiterate, really.

57
58 And, finally, I would like to thank the ladies and gentlemen from law enforcement who
59 come and provide security for us every month. We really appreciate their help. And, with
60 that, I wish all of you the best of success in the future and good health and happiness.
61 And thank you. I've enjoyed it and wish you well.

62
63 Mr. Green - Mr. Reid, I'd like to ask the Board to stand and applaud you
64 for two reasons. One, for your service on the Board, I will be the first to applaud. And
65 the second applause just for the cookies.

66
67 Mr. Reid - Thank you.

68
69 [Applause]

70
71 Mr. Blankinship - Always applaud for cookies.

72
73 Mr. Green - Yeah. Thank you, sir.

74
75 Mr. Reid - Thank you.

76
77 Mr. Green - Mr. Blankinship, will you now read our rules, sir, please?

78
79 Mr. Blankinship - Well, Mr. Chair, I'm going to do an abbreviated version of the
80 rules this morning. As you know, we were three cases on the agenda. Two have been
81 withdrawn and the other is going to request deferral. So I will say good morning to the
82 applicant who is joining us on Webex this morning to request deferral and invite him to
83 present that request.

84
85 Staff - The applicant is now unmuted.

86
87 Mr. Harris - Hello, good morning. My name is Christopher Ryan Harris. I
88 spoke with you guys last month. I was in sunny Florida on my laptop requesting deferral
89 last month. This is my last request for deferral.

90
91 **CUP2021-00015 CHRISTOPHER RYAN HARRIS** requests a conditional use permit
92 pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at

93 1800 Brema Road (WESTWOOD HOME SITES) (Parcel 769-739-8024) zoned One-
94 Family Residence District (R-3) (Brookland).

95
96 Mr. Harris - Paul Gidley has asked us to get a land survey and we had
97 some challenges finding a good land surveyor to come and perform the type of land
98 survey we needed to give him confidence to submit his approval to the Board. We will
99 100 percent be ready next August 26, and I will be there in person to tell you more about
100 the garage request approval that we're asking for. But I'm asking for a deferral today for
101 one more month if possible.

102
103 Mr. Green - I'm not sure about the referral, because I thought we were
104 supposed to be meeting you in Florida so we can discuss this and have our retreat.

105
106 Mr. Harris - That's right. You're right.

107
108 Mr. Blankinship - My ticket got lost in the mail.

109
110 Mr. Green - Oh. Okay. Mine did, too. Is there a motion for a deferral?

111
112 Mr. Bell - I'll make a motion that we deferral until August the -- was it
113 26th?

114
115 Mr. Blankinship - 26th, yes sir.

116
117 Mr. Bell - 26th at the request of the applicant.

118
119 Mr. Pollard - I second.

120
121 Mr. Green - The motion was made by Mr. Bell and seconded by Mr.
122 Pollard. Is there any discussion? All in favor say aye.

123
124 On a motion by Mr. Bell, seconded by Mr. Pollard, the Board **deferred** application
125 **CUP2021-00015 CHRISTOPHER RYAN HARRIS** request for a conditional use permit
126 pursuant to Section 24-95(i)(4) of the County Code to build a garage in the front yard at
127 1800 Brema Road (WESTWOOD HOME SITES) (Parcel 769-739-8024) zoned One-
128 Family Residence District (R-3) (Brookland).

129
130
131 **Affirmative:** Bell, Green, Johnson, Pollard, Reid 5
132 **Negative:** 0
133 **Absent:** 0

134
135

136 Mr. Green - And we're going to be really looking at you when you come in
137 here, because we're going to be all envious of that tan that you have.
138

139 Mr. Harris - It's a pretty strong one at this point.
140
141 Mr. Green - Thank you, sir.
142
143 Mr. Harris - Thank you.
144
145 Mr. Green - Mr. Blankinship.
146
147 Mr. Blankinship - We do have two sets of minutes this month, because we didn't
148 get the May minutes to you in time for last month. So if you would like to take those up
149 next.
150
151 Mr. Green - I want to make sure everyone has reviewed the minutes and
152 if there are any comments on the first set of minutes? Hearing none, I'd like a motion to
153 approve.
154
155 Mr. Johnson - I motion that we approve the minutes of --
156
157 Mr. Blankinship - May 27th.
158
159 Mr. Green - May 27th. Is there a second?
160
161 Mr. Reid - I second.
162
163 Mr. Pollard - I second.
164
165 Mr. Green - The motion was made by Mr. Walter Johnson, seconded by
166 Mr. Terrell Pollard, to approve the first set of minutes. All in favor say aye. Opposed?
167
168
169 **Affirmative:** Bell, Green, Johnson, Pollard, Reid 5
170 **Negative:** 0
171 **Absent:** 0
172
173
174 Mr. Green - Now we will move to the approval of the second set of
175 minutes, which are dated --
176
177 Mr. Blankinship - June 24th.
178
179 Mr. Green - June 24th. Has everyone had an opportunity to look at the
180 minutes? And, if so, I would ask for a motion to approve those minutes.
181
182 Mr. Bell - I move that we approve the minutes of June 24 that were not
183 approved last time we met, which is the June 24th meeting.
184

185 Mr. Green - Is there a second?
 186
 187 Mr. Johnson - Second.
 188
 189 Mr. Green - The motion was made by Mr. Gentry Bell to approve the
 190 second set of minutes of June 24th. It was seconded by Mr. Johnson. Any discussion
 191 before we vote on approval? Hearing no discussion, all in favor say aye.
 192
 193
 194 **Affirmative:** Bell, Green, Johnson, Pollard, Reid 5
 195 **Negative:** 0
 196 **Absent:** 0
 197
 198
 199 Mr. Green - Both sets of minutes have been approved, Mr. Blankinship.
 200
 201 Mr. Blankinship - All right. The second to last item, then, is the calendar of
 202 meeting dates and filing deadlines for next year. It is provided in your packet and follows
 203 your normal routine, which is the fourth Thursday of every month from January to October,
 204 the third Thursday of November and December to avoid the holidays, and then application
 205 deadlines five weeks in advance with the exception of the January meeting, which is six
 206 weeks in advance again to avoid the holidays.
 207
 208 Mr. Green - Hearing no discussion, in reference that question Mr.
 209 Blankinship, I think we need someone move to adjourn.
 210
 211 Mr. Johnson - So moved that we adjourn.
 212
 213 Mr. Green - That was Mr. Johnson. Is there a second?
 214
 215 Mr. Pollard - Second.
 216
 217 Mr. Green - Seconded by Mr. Pollard.
 218
 219 Mr. Blankinship - We're going to record that as a motion to recess and
 220 reconvene upstairs.
 221
 222 Mr. Green - Recess and reconvene upstairs for the purpose of training.
 223
 224 Mr. Blankinship - Yes, sir.
 225
 226 Mr. Green - So individuals can understand that we subject ourselves to
 227 annual training. A motion was made by Mr. Johnson, seconded by Mr. Pollard, so we
 228 can recess and move our meeting upstairs so we can conduct our training. It was moved
 229 and seconded. Is there any discussion? Hearing no discussion, all those in favor. Aye.
 230 All those opposed?

