

# ***Henrico County Board of Zoning Appeals***

***Thursday, October 18, 2001***

**A -139-01** Brookland **approved**

JOHN MARDIGIAN requests a variance from Section 24-94 to build an addition at 7338 Hermitage Road (Quarles Heights) (Parcel 72-12-B-3), zoned R-3, One-family Residence District (Brookland). The rear yard setback is not met. The applicant has 19 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 6 feet rear yard setback.

**UP-026-01** Brookland **approved**

MISTY M. MAIDEN requests a conditional use permit pursuant to Section 24-12(e) to keep more than three pets at 5015 Dollard Drive (Kildare Annex) (Parcel 93-4-A-5), zoned R-3, One-family Residence District (Brookland).

**A -144-01** Fairfield **approved**

RICHARD ATACK CONSTRUCTION requests a variance from Sections 24-95(b) and 24- 9 to build a single family dwelling at 5413 Edgefield Street (Chamberlayne Estates) (Parcel 85-1-6-3), zoned R-4, One-family Residence District (Fairfield). The lot width requirement, public street frontage requirement, and total lot area requirement are not met. The applicant has 5,069 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 variances of 931 square feet lot area, 10 feet lot width and 10 feet public street frontage.

**A -136-01** Fairfield **approved**

DAVID AND GWENDOLYN WASHINGTON request a variance from Section 24-94 to build a screened porch at 203 Celona Drive (Three Fountains North) (Parcel 74-5-B-15), zoned R-2A, One-family Residence District (Fairfield). The rear yard setback is not met. The applicants have 33 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicants request a variance of 12 feet rear yard setback.

**A -141-01** Fairfield **approved**

JANELE C. BIBBY requests a variance from Section 24-95(i) to build a gazebo at 9406 Ryan Road (Hungary Acres) (Parcel 52-5-B-7), zoned R-3, One-family Residence District (Fairfield). The accessory structure location requirement is not met. The applicant wishes to build a gazebo, without a 10-foot breezeway connection, in the side yard, where the Code permits accessory structures only in the rear yard. The applicant requests a variance in accessory structure location requirement.

**A -142-01** Brookland **approved**  
THERESA MARIE TRUDA requests a variance from Section 24-41(e) to build a deck at 9407 Grassmount Lane (Lakeland Townes) (Parcel 50-21-Y-2), zoned RTHC, Residential Townhouse District (Conditional) (Brookland). The rear yard setback is not met. The applicant has 14.57 feet rear yard setback, where the Code requires 20 feet rear yard setback. The applicant requests a variance of 5.43 feet rear yard setback.

**A -145-01** Three Chopt **approved**  
JEFFREY D. BOYEA requests a variance from Section 24-94 to build a screened porch over the existing deck at 10045 Woodbaron Way (Coles Way) (Parcel 57-25-A-20), zoned R-3AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 30 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback.

**A -146-01** Three Chopt **approved**  
PAGE IMPORTS, LC requests a variance from Section 24-104(l)(3) to add a detached sign and additional square footage at 9001 West Broad St. (Parcel 59-A-28), zoned B-3C, Business District (Conditional) (Three Chopt). The sign area requirement and maximum number of signs are not met. The applicant has two detached signs totaling 180 square feet, where the Code permits one detached sign with a maximum area of 150 square feet. The applicant requests a variance to add an additional sign and 30 square feet of sign area.

**A -138-01** Three Chopt **approved**  
DR. RICHARD H. VILLA requests a variance from Section 24-94 to build a screened porch over the existing deck at 12420 Lynwood Drive (Bradford Landing at Wyndham) (Parcel 4-28-A-62), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 35.9 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 4.1 feet rear yard setback.

**A -140-01** Varina **withdrawn**  
MARK W. ROMERS requests a variance from Section 24-94 to change the use of an office building at 20 West Williamsburg Road (Parcel 164-1-6-11A), zoned B-3C, Business District (Conditional) (Varina). The number of parking spaces required is not met. The applicant has 26 available parking spaces, where the Code requires 30 parking spaces. The applicant requests a variance of 4 parking spaces.

**A -134-01** Varina **approved**  
JIMMY F. AND DEBORAH P. CUTRIGHT request a variance from Section 24- 9 to build a single-family house at 7500 Doran Road (Parcel 227-A-5D), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicants have 0.00 feet public road frontage, where the Code requires 50 feet

public road frontage. The applicants request a variance of 50 feet public road frontage.

**A -135-01**

Varina

**approved**

GRAHAM J. AND MARGARET A. WILSON request a variance from Section 24-95 to build a sunroom at 1225 Tree Ridge Road (Olde Colony Estates) (Parcel 213-3-H-4), zoned R-3, One-family Residence District (Varina). The rear yard setback is not met. The applicants have 30 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicants request a variance of 10 feet rear yard setback.

**A -143-01**

Varina

**approved**

RHONDA TYLER requests a variance from Section 24- 9 to build a single family house at 1110 Oakland Road (Parcel 180-A-90), zoned R-3, One-family Residence District (Varina). The public street frontage requirement is not met. 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.