

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

***Thursday, August 28, 2003***

**A -095-03**

Brookland

**approved**

CATHY CHILDREY requests a variance from Section 24-30.1(a) to build a sunroom at 9444 Willow Ridge Drive (Hungary Ridge) (Parcel 766-759-1748), zoned R-5C, General Residence District (Conditional) (Brookland). The total side yard setback is not met. The applicant proposes 18 feet total side yard setback, where the Code requires 20 feet total side yard setback. The applicant requests a variance of 2 feet total side yard setback.

**UP-023-03**

Brookland

**approved**

COKESBURY BOOKSTORE requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a tent sale at 3700 West End Drive (Parcel 759-757-0604), zoned B-2, Business District (Brookland).

**A -092-03**

Three Chopt

**approved**

REZA ALIPANAH requests a variance from Section 24-94 to build an addition at 13625 Swanhollow Drive (Foxhall) (Parcel 729-762-8633), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 37 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 8 feet rear yard setback.

**A -093-03**

Tuckahoe

**approved**

ROB AND SARA PARTLOW request a variance from Section 24-94 to build an addition and a deck at 9017 Tarrytown Drive (Deer Lodge) (Parcel 746-736-7690), zoned R-2, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicants propose 12 feet minimum side yard setback and 32 feet total side yard setback, where the Code requires 15 feet minimum side yard setback and 35 feet total side yard setback. The applicants request a variance of 3 feet minimum side yard setback and 3 feet total side yard setback.

**A -097-03**

Tuckahoe

**approved**

GREGORY JONES requests a variance from Section 24- 9 to build a one-family dwelling at 618 Fountain Lane (Parcel 755-739-1733), zoned R-3, One-family Residence District (Tuckahoe). 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.

**A -096-03** Tuckahoe **approved**  
SCOTT D. SLEEME requests a variance from Section 24-95(c)(1) to allow the existing dwelling to remain at 1214 Elmhurst Drive (Ridgeway Farms) (Parcel 756-742-4737), zoned R-3, One-family Residence District (Tuckahoe). The least side yard setback and total side yard setback are not met. The applicant has 10 feet minimum side yard setback and 22 feet total side yard setback, where the Code requires 15 feet minimum side yard setback and 22.5 feet total side yard setback. The applicant requests a variance of 5 feet minimum side yard setback and 0.5 feet total side yard setback.

**UP-019-03** Brookland **approved**  
WEST BROAD HONDA requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to use a temporary office trailer at 7014 West Broad Street (Parcel 767-747-2250), zoned B-3, Business District (Brookland).

**A -094-03** Brookland **approved**  
MIRSAD SALIHOVIC requests a variance from Section 24-95(c)(4) to build a covered front porch at 4906 Adair Avenue (Greendale Manor) (Parcel 770-746-2883), zoned R-4, One-family Residence District (Brookland). The front yard setback is not met. The applicant proposes 29 feet front yard setback, where the Code requires 35 feet front yard setback. The applicant requests a variance of 6 feet front yard setback.

**UP-020-03** Varina **approved**  
NEW BRIDGE BAPTIST CHURCH requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to place a temporary classroom trailer at 5803 Nine Mile Road (Parcel 817-725-4598), zoned R-2A, One-family Residence District (Varina).

**A -099-03** Varina **approved**  
CONLEY BOOTH requests a variance from Section 24-65(c) to build a lube shop at 3118 Williamsburg Road (Gilbert Gardens) (Parcel 810-714-3440), zoned B-3, Business District (Varina). The least side yard setback is not met. The applicant proposes 29 feet minimum side yard setback, where the Code requires 50 feet minimum side yard setback. The applicant requests a variance of 21 feet minimum side yard setback.

**UP-022-03** Varina **approved**  
VULCAN CONSTRUCTION MATERIALS, LLC requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 4721 Curles Neck Road (Parcel 836-667-5251), zoned A-1, Agricultural District (Varina).

**UP-021-03** Fairfield **approved**  
CAROL STREAM AMUSEMENTS requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to hold a carnival at 10101 Brook Road (Parcel 785-771-0111), zoned B-3C, Business District (Conditional) (Fairfield).

**A -098-03**

Varina

**approved**

E. L. BOWDEN, JR. requests a variance from Sections 24-95(i)(2) and 24-10(b) to keep a stable at 9490 Osborne Turnpike (Parcel 806-673-1937), zoned A-1, Agricultural District (Varina). The accessory structure location requirement and agricultural distance requirements are not met. The applicant has a stable in the front yard, 175 feet from the nearest dwelling, where the Code allows stables in the rear yard, 200 feet from the nearest dwelling. The applicant requests a variance for the front yard location, and 25 feet setback from the nearest dwelling.