Henrico County Board of Zoning Appeals

Thursday, December 18, 2003

A -144-03 Fairfield **deferred**

RCI BUILDERS requests a variance from Sections 24-95(c)(2) and 24-95(k) to build a one-family dwelling at 1800 Terrace Avenue (Hermitage Club Terrace) (Parcel 782-750-2829), zoned R-2, One-family Residence District (Fairfield). The rear yard setback and street side yard setback are not met. The applicant has 12 feet rear yard setback, and 10 feet street side yard setback, where the Code requires 25 feet rear yard setback and 25 feet street side yard setback. The applicant requests a variance of 13 feet rear yard setback and 10 feet street side yard setback.

A -143-03 Fairfield **deferred**

SUNTECH HOMES requests a variance from Section 24-95(q)(5) to build a one-family dwelling at 10600 Sherwin Place (Magnolia Ridge) (Parcel 781-769-9301), zoned R-3AC, One-family Residence District (Conditional) (Fairfield). The lot width requirement is not met. The applicant has 56 feet lot width, where the Code requires 60 feet lot width. The applicant requests a variance of 4 feet lot width.

A -141-03 Fairfield **approved**

MAVIS AGYEMANG AND GEORGE DJIMAH request a variance from Section 24-94 to build a sunroom and deck at 2304 Woodman Hills Court (Woodman Hills) (Parcel 774-764-6665), zoned R-3C, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicants propose 28 feet rear yard setback for the sunroom, where the Code requires 40 feet rear yard setback. The applicants request a variance of 12 feet rear yard setback. The applicants also propose 28 feet rear yard setback for the deck, where the Code requires 30 feet rear yard setback The applicants request a variance of 2 feet rear yard setback.

A -142-03 Brookland **approved**

THOMAS P. OGDEN requests a variance from Section 24-94 to build a screened porch on the existing deck at 10901 Hunting Hollow Court (Deer Springs) (Parcel 770-769-3291), zoned R-2AC, One-family Residence District (Conditional) (Brookland). The rear yard setback is not met. The applicant has 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.

UP-027-03 Brookland **deferred**

HOLIDAY BARN KENNEL requests a conditional use permit pursuant to Section 24-52(c) to expand the existing kennel at 3800 Mountain Road (Parcel 765-771-4745), zoned A-1, Agricultural District (Brookland).

A -140-03 Three Chopt **approved**

CAROLYN KLOPSTEIN requests a variance from Section 24-95(i)(1) to build a covered stoop at 3709 Huntmaster Court (Foxhall) (Parcel 729-758-8565), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The front yard setback is not met. The applicant has 40 feet front yard setback, where the Code requires 45 feet front yard setback. The applicant requests a variance of 5 feet front yard setback.

A -145-03 Tuckahoe **deferred**

BILLY E. STANDLEY, JR. requests a variance from Sections 24-95(i)2 and 24-94 to construct a front porch and rear addition at 10007 Falconbridge Drive (Raintree East) (Parcel 747-750-1684), zoned R-2A, One-family Residence District (Tuckahoe). The accessory structure location requirement and front yard setback are not met. The applicant proposes to build an addition that will result in the existing garage being in the side yard and to build a porch that will encroach into the required front yard. The Code allows accessory structures in the rear yard. The applicant requests a variance to allow the existing garage to remain. The applicant also proposes a front yard setback of 41 feet. The Code requires a front yard setback of 45 feet. The applicant requests a variance of 4 feet.

A -146-03 Three Chopt **approved**

C B RICHARD ELLIS requests a variance from Section 24-104(g)(2)(5) to Install directional signs at 1501 Santa Rosa Road (Koger Office Center) (Parcels 758-744-8530, 758-743-8194, 759-745-5902, 759-744-3417 and 758-743-7963), zoned O-2, Office District (Three Chopt). The sign area requirement is not met. The applicant proposes five directional signs up to 17 square feet in area totalling 63 square feet, where the Code allows direction signs up to 3 square feet totalling up to 30 square feet. The applicant requests variances of 14 square feet in area for each sign and 33 square feet in aggregate area for the five signs.

A -133-03 Tuckahoe **approved**

MORGAN DAY requests a variance from Section 24-94 to build a two-story addition at 9310 Newhall Road (Pinedale Farms) (Parcel 751-749-9502), zoned R-2A, One-family Residence District (Tuckahoe). The front yard setback, least side yard setback, rear yard setback, and total side yard setback are not met. The applicant has 43 feet front yard setback, 11 feet minimum side yard setback, 25 feet total side yard setback and 42 feet rear yard setback, where the Code requires 45 feet front yard setback, 12 feet minimum side yard setback, 30 feet total side yard setback and 45 feet rear yard setback. The applicant requests a variance of 2 feet front yard setback, 1 foot minimum side yard setback, 5 feet total side yard setback and 3 feet rear yard setback.