

Henrico County Board of Zoning Appeals

Thursday, May 22, 2003

A -029-03

Varina

approved

STACEY NELSON requests a variance from Section 24- 9 to build a one-family dwelling at 7131 Hughes Road (Parcel 861-695-9377 (part)), zoned A-1, Agricultural 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.

UP-009-03

Fairfield

approved

RYAN HOMES WEST requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to allow the sales trailer to remain another year at 1195 Virginia Center Parkway (Magnolia Pointe) (Parcel 782-767-2413), zoned RTHC, Residential Townhouse District (Conditional) (Fairfield).

A -055-03

Brookland

denied

DAKOTA ASSOCIATES, LLC requests a variance from Sections 24-95(b)(6) and 24- 9 to build a one-family dwelling at 3006 Greenway Avenue (West Hermitage Park) (Parcel 776-745-6163), zoned R-4, One-family Residence District (Brookland). The lot width requirement and public street frontage requirement are not met. The applicant has 43.88 feet lot width and 43.88 feet public street frontage, where the Code requires 50 feet lot width and 50 feet public street frontage. The applicant requests a variance of 6.12 feet lot width and 6.12 feet of public street frontage.

UP-008-03

Brookland

approved

PARAMOUNT PROMOTIONS INC. requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to conduct a tent sale at 1601 Willow Lawn Drive (North Willow Lawn) (Parcel 773-736-2198), zoned B-2, Business District (Brookland).

A -051-03

Tuckahoe

approved

WILLIAM AND GAIL WAECHTER request a variance from Section 24-94 to build three additions at 9 Ralston Road (River Road Hills) (Parcel 756-733-2315), zoned R-1, One-family Residence District (Tuckahoe). The least side yard setback, rear yard setback, and total side yard setback are not met. The applicants propose 9 feet minimum side yard setback, 49 feet total side yard setback and 46.2 feet rear yard setback, where the Code requires 20 feet minimum side yard setback, 50 feet total side yard setback and 50 feet rear yard setback. The applicants request a variance of 11 feet minimum side yard setback, 1 foot total side yard setback and 3.8 feet rear yard setback.

A -047-03 Tuckahoe **deferred**
LOPE CASTRO requests a variance from Section 24-94 to build a patio room over the existing deck at 2216 Flat Branch Court (Ridgefield Green) (Parcel 738-751-3422), zoned R-4C, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 25 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -054-03 Three Chopt **approved**
MICHELE VANDELINDE requests a variance from Sections 24-95(d)(2) and 24- 9 to build a one-family dwelling at 2917 Cottrell Road (Cedar Chase) (Parcels 746-754-3350 (part) and 3163), zoned R-3, One-family Residence District (Three Chopt). The lot width requirement and public street frontage requirement are not met. The applicant has 95 feet lot width and 0 feet public street frontage, where the Code requires 100 feet lot width and 50 feet public street frontage. The applicant requests a variance of 5 feet lot width and 50 feet public street frontage.

A -056-03 Three Chopt **approved**
HOPPER HOMES, INC requests a variance from Section 24-95(b)(8) to build a one-family dwelling at 11511 Edinburgh Road (McDonalds Small Farms) (Parcel 744-762-9205), zoned A-1, Agricultural District (Three Chopt). The lot width requirement is not met. The applicant has 132.5 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 17.5 feet lot width.

A -050-03 Three Chopt **deferred**
PARKER LANCASTER & ORLEANS requests a variance from Section 24-95(k) to build a one-family dwelling at 5401 Woolshire Drive (Hampshire) (Parcel 743-774-1255), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The least side yard setback is not met. The applicant proposes 24 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 1 foot minimum side yard setback.

A -048-03 Three Chopt **denied**
CHRIS RICE requests a variance from Section 24-96(b)(12a) to occupy existing office space at 3900-3974 Springfield Road (Springfield Commons) (Parcel 754-759-8717), zoned O-2C, Office District (Conditional) (Three Chopt). The required number of parking spaces is not met. The applicant has 164 parking spaces, where the Code requires 178 parking spaces. The applicant requests a variance of 14 parking spaces.

A -045-03 Varina **approved**
TIMOTHY HARRISON requests a variance from Section 24-95(b)(5) to build a one-family dwelling at 221 Westover Avenue (Bungalow City) (Parcel 816-728-5240), zoned R-3, One-family Residence District (Varina). The lot width requirement and total lot area requirement are not met. The applicant has 6,400 square feet total lot area

and 50 feet lot width, where the Code requires 8,000 square feet total lot area and 65 feet lot width. The applicant requests a variance of 1,600 square feet total lot area and 15 feet lot width.

A -059-03 Varina **approved**

ROBERT S. CULLEY, III requests a variance from Section 24-95(b)(6) to build a one-family dwelling at 5 North Cedar Avenue (Highland Springs) (Parcel 822-725-2259), zoned R-4, One-family Residence District (Varina). The total lot area requirement is not met. The applicant has 5,000 square feet total lot area, where the Code requires 6,000 square feet total lot area. The applicant requests a variance of 1,000 square feet total lot area.

A -052-03 Varina **approved**

BENJAMIN AND DELORIS MICKENS request a variance from Section 24-94 to build a carport at 1402 Gambrel Drive (Fair Oaks Terrace) (Parcel 828-721-3988), zoned R-4, One-family Residence District (Varina). The least side yard setback and total side yard setback are not met. The applicants have 0 feet minimum side yard setback and 19.9 feet total side yard setback, where the Code requires 10 feet minimum side yard setback and 25 feet total side yard setback. The applicants request a variance of 10 feet minimum side yard setback and 5.1 feet total side yard setback.

A -053-03 Varina **approved**

LAURIE AND CARL KNIGHT request a variance from Section 24-94 to build a one-family dwelling at 1237 Grapevine Road (Parcel 838-724-1625), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicants have 50 feet lot width, where the Code requires 150 feet lot width. The applicants request a variance of 100 feet lot width.

A -057-03 Varina **approved**

RODERICK L. ROBBINS requests a variance from Section 24-94 to build a one-family dwelling at 6419 Cookes Farm Drive (Turkey Island Bluffs) (Parcel 854-684-4148), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 142 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 8 feet lot width.

A -058-03 Varina **approved**

RODERICK L. ROBBINS requests a variance from Section 24-94 to build a one-family dwelling at 6415 Cookes Farm Drive (Turkey Island Bluffs) (Parcel 854-684-3936), zoned A-1, Agricultural District (Varina). The lot width requirement is not met. The applicant has 147.77 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 2.23 feet lot width.

A -046-03 Varina **approved**

ANDRE AND BINA WILLIAMS request a variance from Section 24-94 to build a sunroom over the existing deck at 1700 Harness Place (Foxboro Downs) (Parcel

