

Henrico County Board of Zoning Appeals

Thursday, November 20, 2003

A -130-03 Fairfield **approved**
FREDDY COBB requests a variance from Section 24-95(d)(2) to build a one-family dwelling at 2725 Hungary Road (Parcel 770-758-9784), zoned R-3, One-family Residence District (Fairfield). The lot width requirement is not met. The applicant has 78 feet lot width, where the Code requires 100 feet lot width. The applicant requests a variance of 22 feet lot width.

A -138-03 Fairfield **approved**
YVONNE D. FRANCIS requests a variance from Section 24- 9 to build a one-family dwelling at 9718 North Run Road (Parcel 781-761-5908), zoned R-4, One-family Residence District (Fairfield). 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 -131-03 Brookland **approved**
JAMES E. CAMPANA requests a variance from Section 24-95(i)(2) to build a utility building at 4125 Mountain Road (Parcel 762-769-6780), zoned A-1, Agricultural District (Brookland). The accessory structure location requirement is not met. The applicant proposes an accessory building in the side yard, where the Code allows accessory structures in the rear yard.

A -128-03 Brookland **approved**
CAROLYN H. MONFALCONE AND LARRY R. SPARKES request a variance from Sections 24-95(i)(2)b. and 24-95(q)(5) to build an addition and a workshop at 4714 Mill Park Circle (Dunncroft) (Parcel 760-762-6278), zoned R-3, One-family Residence District (Brookland). The accessory structure height requirement and rear yard setback are not met. The applicants propose 28 feet rear yard setback and 19 feet accessory structure height, where the Code requires 35 feet rear yard setback and allows 15 feet accessory structure height. The applicants request a variance of 7 feet rear yard setback and 4 feet accessory structure height.

A -136-03 Three Chopt **approved**
COLUMBIA PROPERTIES RICHMOND, LTD. requests a variance from Section 24-96(b) to build meeting rooms in addition to the hotel at 4240 Dominion Boulevard (Innsbrook) (Parcel 747-761-2490), zoned B-2C, Business District (Conditional) (Three Chopt). The required number of parking spaces is not met. The applicant proposes 341 parking spaces, where the Code requires 394 parking spaces. The applicant requests a variance of 53 parking spaces.

A -137-03 Three Chopt **approved**
ALEXANDER TAYLOR requests a variance from Section 24-94 to build a sunroom at 5817 Hardwick Drive (Hardwick at Wyndham) (Parcel 735-777-5736), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 33 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 7 feet rear yard setback.

A -132-03 Three Chopt **approved**
MICHAEL W. AND ANN S. PETERSEN request a variance from Section 24-94 to build a two-story addition at 13633 Horselydown Lane (Foxhall) (Parcel 730-762-4256), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicants propose 38 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicants request a variance of 7 feet rear yard setback.

A -127-03 Tuckahoe **approved**
KAREN INMAN requests a variance from Section 24-95(k) to build a garage at 12510 Poplar Forest Drive (Ridgefield) (Parcel 733-752-4754), zoned R-2A, One-family Residence District (Tuckahoe). The least side yard setback is not met. The applicant has 18 feet minimum side yard setback, where the Code requires 25 feet minimum side yard setback. The applicant requests a variance of 7 feet minimum side yard setback.

A -133-03 Tuckahoe **deferred**
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.

A -129-03 Tuckahoe **approved**
JEAN AND APRIL DUFOUR request a variance from Section 24-95(i)(2) to build a detached garage at 9517 Cragmont Drive (Tuckahoe North) (Parcel 743-736-4605), zoned R-1, One-family Residence District (Tuckahoe). The accessory structure location requirement is not met. The applicants propose a garage in the side yard, where the Code allows accessory structures in the rear yard.

