

Henrico County Board of Zoning Appeals

Thursday, October 23, 2003

A -126-03 Fairfield

approved

JASON A. WILLIAMS requests a variance from Sections 24-95(i)(2) and (2)a. to build a garage and a pool at 2129 Francis Road (Parcel 778-765-7722), zoned R-4, One-family Residence District (Fairfield). The accessory structure location requirement and accessory structure lot coverage requirement are not met. The applicant proposes a pool and an accessory structure of 1,296 square feet in the front yard, where the Code allows accessory structures of 682 square feet and accessory structures in the rear yard. The applicant requests a variance of 614 square feet accessory structure size and location of two accessory structures in the front yard.

A -120-03 Brookland

approved

GARY THABET requests a variance from Section 24-95(q)(5) to build an attached carport at 9206 Crystal Brook Terrace (Crystal Creek) (Parcel 757-765-4466), zoned R-3C, One-family Residence District (Conditional) (Brookland). The least side yard setback and total side yard setback are not met. The applicant has 3 feet minimum side yard setback and 13 feet total side yard setback, where the Code requires 8 feet minimum side yard setback and 20 feet total side yard setback. The applicant requests a variance of 5 feet minimum side yard setback and 7 feet total side yard setback.

A -125-03 Brookland

approved

SOBHAN MIRSHAHI requests a variance from Section 24-94 to build a sunroom on the existing deck at 5209 Woodchuck Court (The Timbers) (Parcel 759-765-3994), zoned R-3A, One-family Residence District (Brookland). The rear yard setback is not met. The applicant has 28 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 7 feet rear yard setback.

A -116-03 Three Chopt

approved

MELISSA LIMM requests a variance from Section 24-95(c)(1) to enclose the existing porch at 3116 Comet Road (Tuckahoe Park) (Parcel 759-753-3843), zoned R-3, One-family Residence District (Three Chopt). The least side yard setback is not met. The applicant has 4 feet minimum side yard setback, where the Code requires 8 feet minimum side yard setback. The applicant requests a variance of 4 feet minimum side yard setback.

A -115-03 Tuckahoe

approved

JOHN P. CARROLL requests a variance from Section 24-94 to build a screened porch on the existing deck at 2560 Dunham Road (Keswick) (Parcel 738-753-5687), zoned R-3AC, One-family Residence District (Conditional) (Tuckahoe). The rear yard setback is not met. The applicant has 33 feet rear yard setback, where the Code

requires 35 feet rear yard setback. The applicant requests a variance of 2 feet rear yard setback.

A -117-03 Tuckahoe **approved**

MELVIN C. CHING requests a variance from Section 24-94 to build an addition at 12301 Roaringbrook Court (Tuckahoe Village West) (Parcel 730-752-4223), zoned R-2A, One-family Residence District (Tuckahoe). The rear yard setback is not met. The applicant has 35 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 10 feet rear yard setback.

A -122-03 Tuckahoe **deferred**

HOME EXTERIOR CONCEPTS requests a variance from Section 24-94 to build an attached carport at 804 Lakewater Drive (Sleepy Hollow Forest) (Parcel 746-740-1653), 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 25 feet total side yard setback, where the Code requires 12 feet minimum side yard setback and 30 feet total side yard setback. The applicant requests a variance of 2 feet minimum side yard setback and 5 feet total side yard setback.

A -119-03 Three Chopt **approved**

LINDA S. CAMPOPIANO requests a variance from Section 24-95(i)(2)e to build an accessory structure at 7105 Horsepen Road (Duntreath) (Parcel 764-742-6000), zoned R-3, One-family Residence District (Three Chopt). The accessory structure setback is not met. The applicant proposes 14 feet accessory structure setback, where the Code requires 40 feet accessory structure setback. The applicant requests a variance of 26 feet accessory structure setback.

A -124-03 Varina **approved**

TOM SQUIRES, JR. requests a variance from Sections 24-94 and 24- 9 to build a one-family dwelling at 841 Nash Road (Parcel 833-708-5495), zoned A-1, Agricultural District (Varina). The lot width requirement and public street frontage requirement are not met. The applicant has 20 feet lot width and 20 feet public street frontage, where the Code requires 150 feet lot width and 50 feet public street frontage. The applicant requests a variance of 130 feet lot width and 30 feet public street frontage.

A -118-03 Varina **approved**

MATTHEW LOVING requests a variance from Section 24- 9 to build a one-family dwelling at 6222 Hines Road (Parcel 852-693-4221), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicant has 0 feet public road frontage, where the Code requires 50 feet public road frontage. The applicant requests a variance of 50 feet public road frontage.

A -121-03 Varina **approved**

DAVID AND SANDRA WOOLARD request a variance from Section 24- 9 to build a one-family dwelling at 8480 Green Peace Lane (Parcel 854-677-9894), zoned A-1, Agricultural District (Varina). The public street frontage requirement is not met. The applicants have 0 feet public road frontage, where the Code requires 50 feet public road frontage. The applicants request a variance of 50 feet public road frontage.

UP-025-03 Varina **approved**

RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to keep the existing sales trailer until March, 2004 at 6280 Midview Road (Oakland Chase) (Parcel 807-705-5501), zoned R-3C, One-family Residence District (Conditional) (Varina).

A -123-03 Varina **approved**

ANGELA M. SMITH requests a variance from Section 24-94 to build an addition at 1309 Middleberry Drive (Foxboro North) (Parcel 803-705-8511), zoned R-3AC, One-family Residence District (Conditional) (Varina). The rear yard setback is not met. The applicant has 23 feet rear yard setback, where the Code requires 35 feet rear yard setback. The applicant requests a variance of 12 feet rear yard setback.

A -112-03 Fairfield **approved**

FIRST MENNONITE CHURCH requests a variance from Sections 24-94 and 24-96(b) to build a church building at 601 East Parham Road (Parcel 788-758-9933), zoned R-2C, One-family Residence District (Conditional) (Fairfield). The lot width requirement and parking lot location requirement are not met. The applicant has 385 feet lot width and parking in the front yard, where the Code requires 400 feet lot width and allows parking in the rear yard. The applicant requests a variance of 15 feet lot width and the parking lot location.