

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

***Thursday, October 21, 2004***

**A -128-04**

Fairfield

**approved**

IGOR MAKZIAEV requests a variance from Section 24-95(q)(5) to build a sunroom at 10505 Runnymede Drive (Magnolia Ridge) (Parcel 781-767-9980), zoned R-3AC, One-family Residence District (Conditional) (Fairfield). The rear yard setback is not met. The applicant proposes 21 feet rear yard setback, where the Code requires 30 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

**A -129-04**

Brookland

**approved**

PHILLIP J. REED requests a variance from Section 24-94 to build an addition at 11095 Quail Whistle Drive (Quail Walk) (Parcel 774-770-6065), zoned R-2, One-family Residence District (Brookland). The rear yard setback is not met. The applicant proposes 36 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 9 feet rear yard setback.

**A -130-04**

Brookland

**approved**

DONALD N. BLAKE requests a variance from Section 24- 9 to build a one-family dwelling at 11750 Old Washington Highway (Lakeview) (Parcel 772-777-4185), zoned A-1, Agricultural District (Brookland). 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 -131-04**

Brookland

**approved**

DONALD N. BLAKE requests a variance from Section 24- 9 to build a one-family dwelling at 11740 Old Washington Highway (Lakeview) (Parcel 772-777-4063), zoned A-1, Agricultural District (Brookland). 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 -121-04**

Three Chopt

**approved**

WILLIAM AND ANDREA CASEY request a variance from Section 24-94 to build a front covered stoop and rear screen porch at 11712 Lincolnshire Court (Hampshire South) (Parcel 743-773-5282), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The front yard setback and rear yard setback are not met. The applicants propose 42 feet front yard setback and 41 feet rear yard setback, where the Code requires 45 feet front yard setback and 45 feet rear yard setback. The applicants request a variance of 3 feet front yard setback and 4 feet rear yard setback.

**A -125-04** Three Chopt **approved**  
N. JOSEPH COSBY, JR. requests a variance from Section 24-95(q)(5) to build an addition at 11200 Churchwood Court (Church Run) (Parcel 745-757-5236), zoned R-3C, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 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 -132-04** Tuckahoe **approved**  
STEVEN C. SINNENBERG requests a variance from Section 24-94 to build a one-family dwelling at 2000 Pemberton Road (Parcel 749-751-7350), zoned A-1, Agricultural District (Tuckahoe). The lot width requirement is not met. The applicant has 98 feet lot width, where the Code requires 150 feet lot width. The applicant requests a variance of 52 feet lot width.

**A -135-04** Tuckahoe **approved**  
MINNIELAND CHILD CARE requests a variance from Section 24-94 to allow the existing building to remain at 9307 Quioccasin Road (Sunset Park) (Parcel 749-745-5274), zoned O-2, Office District (Tuckahoe). The front yard setback is not met. The applicant has 30 feet front yard setback, where the Code requires 40 feet front yard setback. The applicant requests a variance of 10 feet front yard setback.

**A -122-04** Tuckahoe **denied**  
RANDOLPH JOHNSON appeals a decision of the director of planning pursuant to Section 24-116(a) regarding the property at 8909 Midway Road (Westhampton Settlement) (Parcel 750-739-5987), zoned R-3, One-family Residence District (Tuckahoe).

**A -126-04** Tuckahoe **approved**  
NIKI AND PAUL MAKRIS request a variance from Section 24-94 to build an addition at 10002 Ravenstone Court (Foxchapel) (Parcel 739-739-7422), zoned R-0, One-family Residence District (Tuckahoe). The rear yard setback and total side yard setback are not met. The applicants have 34 feet rear yard setback where the Code requires 50 feet rear yard setback. The applicants request a variance of 16 feet rear yard setback.

**A -127-04** Brookland **approved**  
JUDY C. CHAVIS requests a variance from Sections 24-10(b), 24-95(i)(2), 24-95(i)(2)(a), 24-9 and 24-94 to build a one-family dwelling at 5810 Bethlehem Road (Parcel 770-745-7506), zoned R-2, One-family Residence District (Brookland). The agricultural distance requirements, accessory structure location requirement, accessory structure lot coverage requirement, public street frontage requirement, and lot width requirement are not met. The applicant has 20 feet lot width, 20 feet public street frontage 2,485 square feet of accessory structures, and stable in the front yard 100 feet from a dwelling, where the Code requires 100 feet lot width and 50 feet public street frontage, and allows 1,350 square feet of accessory structures, and

stables in the rear yard 400 feet from the nearest dwelling. The applicant requests a variance of 80 feet lot width, 30 feet public street frontage, 1,135 square feet of accessory structures, and 300 feet distance requirement for a stable.

**A -124-04** Brookland **deferred**

CADMUS GROUP requests a variance from Section 24-94 to build a containment basin for fuel tank at 2905 Byrd Hill Road (Parcel 777-743-3330), zoned M-1, Light Industrial District (Brookland). The front yard setback is not met. The applicant proposes 19 feet front yard setback, where the Code requires 25 feet front yard setback. The applicant requests a variance of 6 feet front yard setback.

**A -134-04** Brookland **deferred**

WILLIAM E. MARANO requests a variance from Sections 24-95(k) and 24- 9 to build a one-family dwelling at 2801 Irisdale Avenue (Hermitage Park) (Parcel 777-746-9404), zoned R-4, One-family Residence District (Brookland). The least side yard setback and public street frontage requirement are not met. The applicant has 46 feet public street frontage and a minimum side yard setback of 8 feet, where the Code requires 50 feet public street frontage and a minimum side yard setback of 10 feet. The applicant requests a variance of 4 feet public street frontage and 2 feet side yard setback.

**UP-026-04** Varina **approved**

RYAN HOMES requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to operate a temporary sales trailer at 501 Dabbs House Road (Kingsridge) (Parcels 809-725-8954 and 809-726-1917), zoned R-5, General Residence District (Varina).

**A -133-04** Varina **approved**

PIZZERIA UNO requests a variance from Section 24-96(b)(11) to build a restaurant at 5996 Audubon Drive (Parcel 823-716-1295), zoned B-3, Business District (Varina). The parking lot location requirement is not met. The applicant has 197 parking spaces, where the Code requires 213 parking spaces. The applicant requests a variance of 16 parking spaces.

**A -123-04** Varina **approved**

TANYA HENRIQUES requests a variance from Section 24- 9 to build a one-family dwelling at 8413 Strath Road (Parcel 817-684-5605 (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.