

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

***Thursday, March 27, 2008***

**A -003-08**

Varina

**denied**

MASONIC LODGE #351 requests a variance from Section 24-94 to operate a church at 2213 National Street (Montrose Heights) (Parcel 805-714-5217), zoned R-4, One-family Residence District (Varina). The total lot area requirement, lot width requirement, least side yard setback, and rear yard setback are not met. The applicant has 100 feet lot width, 0.37 acre total lot area, 20 feet least side yard setback and 38 feet rear yard setback, where the Code requires 400 feet lot width, 3 acres total lot area, 25 feet least side yard setback and 40 feet rear yard setback. The applicant requests a variance of 300 feet lot width, 2.63 acres total lot area, 5 feet least side yard setback and 2 feet rear yard setback.

**A -006-08**

Varina

**approved**

WILLIAM A. WILLIAMS, JR. requests a variance from Section 24-94 to allow the existing dwelling to remain at 7 Carter Avenue (Sandston) (Parcel 825-716-4677), zoned R-3, One-family Residence District (Varina). The least side yard setback and total side yard setback are not met. The applicant has 2 feet least side yard setback and 22 feet total side yard setback, where the Code requires 12 feet least side yard setback and 30 feet total side yard setback. The applicant requests a variance of 10 feet least side yard setback and 8 feet total side yard setback.

**UP-005-08**

Varina

**approved**

W. C. ENGLISH, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 6919 Monahan Road (Parcel 823-698-3046), zoned A-1, Agricultural District (Varina).

**UP-004-08**

Varina

**approved**

W. C. ENGLISH, INC. requests a conditional use permit pursuant to Sections 24-52(d) and 24-103 to extract materials from the earth at 3501 Britton Road (Parcels 826-697-0978, 827-697-3933 and 827-696-9825), zoned A-1, Agricultural District (Varina).

**UP-006-08**

Varina

**approved**

GILLIES CREEK INDUSTRIAL RECYCLING, LLC requests a conditional use permit pursuant to Sections 24-103 and 24-52(d) to extract materials from the earth at 6650 Hines Road (Parcels 855-695-8710 and 5768), zoned A-1, Agricultural District (Varina).

**A -005-08** Varina **approved**  
WAVERLY M. HALL, III requests a variance from Section 24- 9 to build a one-family dwelling at 8359 New Market Heights Lane (Parcel 827-684-0932), 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.

**A -004-08** Varina **approved**  
COLMIGNOLI, LLC requests a variance from Section 24- 9 to allow a one-family dwelling to remain at 9084 Hoke Brady Road (Parcel 807-676-9122), zoned R-2A, One-family Residence 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 is requesting a variance of 50 feet public street frontage.

**UP-007-08** Tuckahoe **approved**  
CANTERBURY RECREATION ASSOCIATION requests a conditional use permit pursuant to Section 24-12(b) to expand the existing recreation facility at 1300 Pump Road (Parcels 741-743-1510 and 6117), zoned R-1, One-family Residence District (Tuckahoe).

**UP-002-08** Varina **approved**  
RESOURCE DEVELOPMENT ASSOCIATES requests a conditional use permit pursuant to Sections 24-103 and 24-52(d) to extract materials from the earth at 1801 Kingsland Road (Parcel 818-676-5915), zoned A-1, Agricultural District (Varina).

**A -001-08** Fairfield **deferred**  
EMERALD LAND DEVELOPMENT requests a variance from Section 24-95(b)(7) to build a one-family dwelling at 3921 Grayson Street (Providence Park Annex) (Parcel 793-737-0345), zoned R-5, General Residence District (Fairfield). The lot width requirement and total lot area requirement are not met. The applicant has 35 feet lot width and 3,445 square feet total lot area, where the Code requires 50 feet lot width and 6,000 square feet total lot area. The applicant requests a variance of 15 feet lot width and 2,555 square feet total lot area.

**UP-024-07** Varina **approved**  
MARTHA WAGNER requests a conditional use permit pursuant to Sections 24-12(b) and 24-52(a) to operate a private noncommercial riding club at 6301 Hines Road (Parcel 853-692-4325), zoned A-1, Agricultural District (Varina).