

LEGAL NOTICE

THE HENRICO COUNTY BOARD OF ZONING APPEALS WILL HOLD A PUBLIC HEARING IN THE BOARD ROOM OF THE COUNTY ADMINISTRATION BUILDING AT 4301 E PARHAM ROAD, HENRICO, VA, ON SEPTEMBER 25, 2025, BEGINNING AT 9:00 AM, TO HEAR THE FOLLOWING:

CUP-2025-101576 Rachel Morris: conditional use permit to keep 10 dogs at 2807 Bethlehem Road, West Broad Street Village, Brookland. Parcel 766-748-7835. Zoning: R-4, One-Family Residence District. Code Section: 24-4420.C.3.

CUP-2025-101829 Colby Alexander Ryan: conditional use permit to build a detached accessory dwelling unit at 2704 Overton Road, Lakeside Gardens, Fairfield. Parcel 778-747-0199. Zoning: R-4, One-Family Residence District. Code Section: 24-4406.

CUP-2025-102007 Matthew Stanwix: conditional use permit to build a detached garage and a pool house in the side yard at 8871 River Road, Cedar Ridge, Tuckahoe. Parcel 748-733-1686. Zoning: R-1, One-Family Residence District. Code Section: 24-4404.A.1.

CUP-2025-102056 William C. Perkins: conditional use permit to build a detached accessory dwelling unit at 1407 Southbury Avenue, Nelson Estates, Varina. Parcel 803-704-7839. Zoning: R-3, One-Family Residence District. Code Section: 24-4406.

CUP-2025-102067 Stephanie Carter: conditional use permit to build a carport in the front and side yards at 8214 Bowers Lane, Wildwood, Fairfield. Parcel 789-756-5922. Zoning: R-2A, One-Family Residence District. Code Section: 24-4404.A.1.

VAR-2025-101300 Jesus Alvarez: variance from the public street frontage requirement to build a single-family dwelling at 9104 Mayfair Avenue, Fairfield. Parcel 770-758-8369. Zoning: R-3, One-Family Residence District. Code Section: 24-4306.E.1.

VAR-2025-101626 Liberty Homes of Virginia, Inc.: variance from the lot width requirement to build a single-family dwelling at 11491 Mill Road, Brookland. Parcel 767-774-8242. Zoning: R-2, One-Family Residence District. Code Section: 24-3307.D.

VAR-2025-101827 Bobbie Smith: variance from the rear yard setback to build a screened porch over an existing deck at 6043 Renwick Drive, Renwick at Wyndham, Three Chopt. Parcel 738-781-4812. Zoning: R-4C, One-Family Residence District (Conditional). Code Section: 24-3311.D.

VAR-2025-101947 James Randolph: variance from the public street frontage requirement to build a single-family dwelling at 1401 River Bend Road, Varina. Parcel 803-681-8038. Zoning: A-1, Agricultural District. Code Section: 24-4306.E.1.

VAR-2025-102074 Sam Wilkinson: variance from the side yard setback to build an addition at 2114 Lennox Road, Bryan Parkway, Fairfield. Parcel 781-744-5850. Zoning: R-4, One-Family Residence District. Code Section: 24-3105.E.5.

VAR-2025-102090 Roberta Ferrari Rice: variance from the rear yard setback to build a screened porch over an existing deck at 2805 Bluebell Court, Laurel West, Fairfield. Parcel 773-767-8885. Zoning: R-2A, One-Family Residence District. Code Section: 24-3308.D.

VAR-2025-102093 Timothy Connell: variance from the rear yard setback to build an addition at 9112 Francis Marion Court, Francis Marion, Brookland. Parcel 759-764-4745. Zoning: R-3AC, One-Family Residence District (Conditional). Code Section: 24-3310.D.

Anyone may participate in the meeting in person or by joining the Webex event: <https://henrico.gov/planning/meetings>. A moderator will prompt online participants when it is their turn to comment on each item.

Anyone may submit written comments to P.O. Box 90775, Henrico, VA 23273, or by email to bzacomments@henrico.gov. All comments will be provided to the Board and the applicant.

Staff reports will be available on the Planning Department website, <https://henrico.gov/pdfs/planning/bzanext.pdf>, or by visiting the Planning Department at 4301 E. Parham Road.

For more information please call (804) 501-4602.