



**CHESTERFIELD COUNTY  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
WEDNESDAY, APRIL 3, 2024**

Public Meeting Room  
10001 Iron Bridge Road, Chesterfield VA 23832

**NOTE:** Attachments are generally available the Wednesday prior to the Board of Zoning Appeals meeting. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding items on the agenda can be found at [chesterfield.gov/plan](http://chesterfield.gov/plan), or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5 p.m. Monday through Friday. A map of each case can be found at [chesterfield.gov/plancases](http://chesterfield.gov/plancases).

**11:15 a.m. Lunch/work session at Antonio's Restaurant at 11956 Iron Bridge Plaza, Chester, VA 23831**

- 1. 1 p.m. Meeting called to order in the Public Meeting Room, Lane B. Ramsey Administration Building, Chesterfield, Virginia**
- 2. Invocation**
- 3. Pledge of Allegiance to the Flag of the United States of America**
- 4. Approval of Minutes**
- 5. Acknowledgements of withdrawal and requests for deferral**
- 6. Consideration of special exception requests**
  - A. 24SE1005:** In Dale Magisterial District, **Patricia J. Huggins** requests a special exception to permit a private kennel (keeping of five (5) personal dogs) and amendment of zoning district map in a Residential (R-7) District known as **6236 Philbrook Road**. The 0.27 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 782-682-4864.
  - B. 24SE1012:** In Bermuda Magisterial District, **Deborah Catoe, Evelyn Crawley, and Elizabeth Spain** request a special exception to permit a temporary manufactured home and amendment of zoning district map in an Agricultural (A) District known as **13610 Branders Bridge Road**. The 1.05 acre property is developed with one single family dwelling and one temporary manufactured home. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax IDs 784-646-Part of 9005 and 785-646-2240.
  - C. 24SE1016:** In Bermuda Magisterial District, **George Nunez and Yermanny Vasques de Espinal** request renewal of a special exception (Case 21AN0120) to permit a one (1) chair nail salon and amendment of zoning district map in a Residential (R-7) District known as **2917 Rycliff Avenue**. The 0.18 acre

property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 789-677-6541.

- 7. Miscellaneous**
- 8. Adjournment**