



**CHESTERFIELD COUNTY
BOARD OF ZONING APPEALS
MEETING AGENDA
WEDNESDAY, MARCH 5, 2025**

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, 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.

12:00 p.m. Lunch/work session in Executive Session Room, 10001 Iron Bridge Road, Chesterfield, Virginia 23832

- 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**
 - February 5, 2025
- 5. Acknowledgements of withdrawal and requests for deferral**
- 6. Consideration of variance requests**
 - A. 24VA1317 (Deferred from 02/05/2025):** In Dale Magisterial District, **Vili and Jasmin Ascencio** request a variance to use a parcel of land which fronts on a dedicated, but unimproved public road (Upton Road) for dwelling purposes and amendment of zoning district map in a Residential (R-7) District lying on the north line of Upton Road approximately 1160 feet off the northern terminus of Indian Springs Road also known as 7711 Upton Road. The 2.1 acre property is proposed for 1 single family dwelling. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 781-675-0598. Access will be across portions of Indian Springs Road and Upton Road which are dedicated but unimproved.
 - B. 24VA1341:** In Bermuda Magisterial District, **Angela Ruiz-Cue** requests a 495 square foot variance to the required 7,000 square feet of lot area using a zoning lot comprised of two (2) lots (Lots 46 & 47) and amendment of zoning district map in a Residential (R-7) District fronting the east line of Elokomin Avenue approximately 50 feet north of Melba Street. The 0.15 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property

is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax ID 796-664-2556.

- C. **24VA1344:** In Bermuda Magisterial District, **Josue Cuellar Lopez** requests a variance to use a parcel of land that fronts on a dedicated but unimproved public road (Sylvania Road) for dwelling purposes and amendment of zoning district map in a Residential (R-7) District known as 3207 Sylvania Road. The 1.12 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 797-637-4124. Access will be across a portion of Sylvania Road which is dedicated but unimproved.

7. Miscellaneous

8. Adjournment