



**CHESTERFIELD COUNTY
BOARD OF ZONING APPEALS
MEETING AGENDA
WEDNESDAY, JUNE 4, 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**
 - May 7, 2025
- 5. Acknowledgements of withdrawal and requests for deferral**
- 6. Consideration of variance request**
 - A. **25VA1108:** In Midlothian Magisterial District, **Isaiah Peck** requests a variance to use a parcel of land which has no public road frontage for dwelling purposes and amendment of zoning district map in a Residential (R-40) District located approximately 120 feet southeast of the second terminus of Silbyrd Drive, north of Fairlington Lane also known as 11901 Silbyrd Drive. The 3.4 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1 dwelling per acre). Tax ID 738-717-6009. Access will be from a private ingress/egress across a portion of Tax ID 738-717-Part of 5242.
 - B. **25AP1100:** In Bermuda Magisterial District, **Jean Carlos** appeals a Notice of Zoning Violation dated March 20, 2025, that determined the use of a Venue, or a Special Event Rental is not a permitted use in a Community Business (C-3) District on 6.58 acres known as 9801 Chester Road. The Comprehensive Plan suggests the property is appropriate for Community Mixed use. Tax ID 787-665-8020.
- 7. Miscellaneous**

8. Adjournment