



**CHESTERFIELD COUNTY
BOARD OF ZONING APPEALS
MEETING AGENDA
WEDNESDAY, DECEMBER 3, 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**
 - November 5, 2025
- 5. Acknowledgements of withdrawal and requests for deferral**
- 6. Consideration of variance requests**
 - A. 25VA1271:** In Bermuda Magisterial District, Desiree Brown requests a 29.1 foot variance to the required 100 foot lot width and amendment of zoning district map in an Agricultural (A) District known as 13129 Bradley Bridge Road. The 0.6 acre property is developed with one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial uses. Tax ID 782-647-2871.
 - B. 25VA1283:** In Matoaca Magisterial District, Shane Bare 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 an Agricultural (A) District. The property lies approximately 1,500 feet southwest of Genito Road measured approximately 6,000 feet west from Moseley Road also known as 21415 Genito Road. The 16.12 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural uses. Tax ID 690-692-2727. Access is proposed across a private access easement crossing; 691-691-Part of 4311 and 690-691-Part of 9683.

- C. **25VA1284:** In Matoaca Magisterial District, Shane Bare 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 an Agricultural (A) District. The property lies approximately 2,000 feet southwest of Genito Road measured approximately 6,000 feet west from Moseley Road also known as 21413 Genito Road. The 20 acre property is proposed for one single family dwelling. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 689-691-7168. Access is proposed across a private access easement crossing; 690-691-Part of 9683; 690-692-Part of 2727; and 691-691-Part of 4311.

7. Miscellaneous

8. Adjournment