



Planning and Zoning
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COUNTY OF DINWIDDIE

OFFICE OF PLANNING AND ZONING

LAND USE AMENDMENT APPLICATION

1) LAND USE INFORMATION

For: BOS PC BZA
Conditional Use Permit

Type: Variance

New Renewal

Rezoning Amendment
 Special Exception Street Vacation

Previous/Renewed Case#: _____

Existing Zoning: _____

Existing Acreage: _____

Amend Previous Case: YES NO

Proposed Zoning: _____

Proposed Acreage: _____

Land Use Taxation: YES NO

Total Acreage: _____

Description of Request: ~~25ft~~ 25ft perimeter setback instead of soft.
Semi truck & trailer needs 80ft to park. This reduced set
back will allow for optimal use of property.

Water: Public Well
 Sewer: Public Septic

Attached: Misc. Information Master Plan
 Text Statement Proffered Conditions

2) APPLICANT/AGENT INFORMATION

Applicant(s): Capek Properties Phone: 804-205-0650
 Address: 13131 Drakewood Rd Midlothian VA 23113 Email: capekproperties@gmail.com
 Agent(s): Lisa Capek / Ramon Esparza Phone: 804-205-0650 / 540-607-4658
 Address: 13131 Drakewood Rd Midlothian VA 23113 Email: ramon87esparza@gmail.com
 Property Owner Contract Purchaser Other: _____

3) PROPERTY OWNER INFORMATION

Owner's name: Capek Properties Phone: 804-205-0650
 Address: ~~13131~~ 25700 Simpson Rd Petersburg VA 23803
 Mailing Address: 13131 Drakewood Rd Midlothian VA 23113 Tax Parcel #: _____
 (If different from what is listed in the Assessor's Office) VA 23113

4) SUBJECT PARCEL INFORMATION

General Location of Project: 25700 Simpson Rd Petersburg VA 23803

Tax Map#: 21-415
 Map#: _____
 Subdivision Name: _____
 Name: _____
 Section: _____ Block: _____
 Block: _____
 Address: 25700 Simpson Rd
 Address: Petersburg VA 23803

Tax
 Subdivision
 Section: _____

Zoning: M-1 Acreage: 7.45
 Acreage: _____

Zoning: _____

Existing Use: _____
Use: _____
Conditions: _____
Conditions: _____

Existing

Tax Map#: _____
Map#: _____
Subdivision Name: _____
Name: _____
Section: _____ Block: _____
Block: _____
Address: _____
Address: _____

Tax

Subdivision

Section: _____

Zoning: _____ Acreage: _____
Acreage: _____
Existing Use: _____
Use: _____
Conditions: _____
Conditions: _____

Zoning: _____

Existing

Tax Map#: _____
Map#: _____
Subdivision Name: _____
Name: _____
Section: _____ Block: _____
Block: _____
Address: _____
Address: _____

Tax

Subdivision

Section: _____

Zoning: _____ Acreage: _____
Acreage: _____
Existing Use: _____
Use: _____
Conditions: _____
Conditions: _____

Zoning: _____

Existing

Explain the proposed use, type of development, operation program, the reason for this request, etc.:

Truck repair shop.

State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood, or the county in general. Include, where applicable, information concerning the use of public utilities, the effect of requests on public schools, the effect on traffic, including means of access to the nearest public road, the effect on existing and future area development, etc.:

This will not impact any of the above. I just want to get as much use out of my property as possible.

List case numbers and explain any existing use permit, special exception, conditional use, or variance previously granted on the parcels in question:

If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

Complete names and addresses (including Zip codes) of all owners adjacent, across the road or highway from the property and across the railroad right-of-way, waterways, from such property must be obtained by the applicant from the Commissioner of Revenue, County Government Center. If such property lies in

another county or city, the respective jurisdiction will provide the information to the applicant.
Applications with incomplete parcel information will not be accepted.

Property Owner Name Property Owner Mailing Address Tax Parcel # 21-45

13131 Drakewood Rd
Middlebush VA 23113

REQUIRED INFORMATION FOR APPLICATION

The applicant/agent must **INITIAL** next to each requirement and ensure that all information listed below is included in the application packet.

1. **TAX MAPS.** A copy of the appropriate county tax map with property marked (provided at the pre-application conference) .
2. **PLANS/PLATS.** If available provide a survey plat of the entire parcel. Any request that requires plans must be accompanied by those plans at the time of submission of this application. All plans and plats are to be folded.
3. **FEES.** The fee must accompany this application. Checks must be made payable to: "Treasurer, County of Dinwiddie".
4. **ACKNOWLEDGEMENT.** Incomplete applications will not be accepted.

I/We hereby certify that to the best of my/our knowledge, all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application.

APPLICANT'S NAME* Capek Properties
(Same name as used in Item 2, Page 1)

APPLICANT'S SIGNATURE [Signature]
DATE: 11/3/25

AGENT'S NAME** Lisa Capek
(Person other than, but acting for, the property and responsible for this application)

SIGNATURE OF AGENT* [Signature]
DATE: 11/3/25

* If the applicant is not the owner of the property, the applicant must file a power of attorney from the property owner(s) giving the applicant authority to submit this application.
** Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

OFFICE USE ONLY

Rec'd: _____ Date Rec'd: _____ Time _____
Rec'd: _____
Fee Amount: _____ Receipt No.: _____ Case _____
No.: _____
Application has been amended: YES NO
Reviewed by: _____
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