

Dinwiddie County Planning & Zoning Department

LAND USE AMENDMENT APPLICATION



Dinwiddie County
Planning Department
P. O. Drawer 70
Dinwiddie, Virginia 23841
(804) 469-4500 ext 2117
(804) 469-5322 /fax

Rec'd _____ Case No.: V-21-2
Date Rec'd Apr 1 23 2021 Fee Amount: 3500.00
Time Rec'd 8:30 AM Receipt No: 21-253
Pre-Application Conference Date: April Multiple Days
This application has been amended: YES NO
Reviewed by: Mark Drury

Information must be typed or printed and completed in full.
Attach additional page(s) where necessary.

1) LAND USE INFORMATION

(Circle): BOS / PC / BZA New / Renewal Amend Previous Case: Y N
Previous/Renewed Case#: _____ Land Use Taxation: Y N

Application Type: (Circle One): Variance Administrative Variance Conditional Use Permit
 Rezoning Street Vacation Special Exception
 Amendment

Description of Request: Request AN Exception to the Required Set back
to build a home next to parents. REQUEST 22 foot VARIANCE AT THE
REAR SETBACK.

Existing Zoning: AZ Existing Acreage: 1.05
Proposed Zoning: AZ Proposed Acreage: _____
Total Acreage: 1.05

Water (Circle One): Public Well
Sewer (Circle One): Public On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

2) APPLICANT/AGENT INFORMATION

Applicant(s): John + Martha Stone Home/Cell# 804-895-2487
Address: 4404 DARVILLS RD BLACKSTONE, VA 23824 Work# _____
Agent(s): TINA Stone, Maidland Home/Cell# 804-894-3377
Address: PO Box 324 McKenney, VA 23872 Work# 804-452-0766 X138

Property Owner Contract Purchaser Other: _____

3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):
John + Martha Stone
4404 DARVILLS RD BLACKSTONE, VA 23824
Contact# 804 478-4548 895-2487
Property Tax Parcel Number(s): 52-24C

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):

Contact# _____

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: Route 40 W - DARVILL'S DISTRICT -

Tax Map # _____
Subdivision Name: _____
Section: _____ Block _____
Address: _____
Zoning: _____ Acreage _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ Block _____
Address: _____
Zoning: _____ Acreage: _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ Block _____
Address: _____
Zoning: _____ Acreage _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ Block _____
Address: _____
Zoning: _____ Acreage: _____
Existing Use: _____
Conditions: _____

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

Request to build a home. Property does not meet the current set back, therefore I am requesting a variance to build next to my parents whos health is failing. I need to assist them on a constant basis.

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

I foresee no detrimental circumstances in the building of a home at this location. Access to public roads is there and no future development is planned.

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

N/A

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

As stated previously, I need to live close to my parents to assist them at their age and health is deteriorating quickly. Both have issues walking. Purchase of additional property is not an option, due to the conditions attached to reselling that property. Currently all 40 acres are part of a conservation easement limiting use.

5. Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.

6. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".
7. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.
8. Enclose with this application any required plans or plats (plans must be folded).
9. 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:

Date: April 23, 2021

SIGNATURE OF AGENT* Jana S. Martland
 (Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME TINA STONE MARTLAND
 (Typed or printed)

SIGNATURE OF APPLICANT** John S. Stone Martha H. Stone
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME John S. Stone MARtha H Stone
 (Typed or printed)

I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature _____

Notes: Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

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

THIS DEED is made this 8th day of April, 1986, between CITIZENS BANK & TRUST COMPANY, a Virginia banking corporation, party of the first part, and JOHN S. STONE and MARTHA H. STONE, husband and wife, with survivorship, as hereinafter set forth, parties of the second part.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid to the said party of the first part by said parties of the second part, at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, and other good and valuable consideration, the party of the first part doth grant unto the parties of the second part, with General Warranty and English Covenants of Title, jointly as tenants by the entireties with the right of survivorship as at common law, the following described property, to-wit:

All that certain tract of land lying in Darvills District, Dinwiddie County, Virginia, containing 1.1 acres, more or less, as shown on a plat thereof made by J. W. Blackburn, C.L.S., dated May 15, 1978, recorded in the Circuit Court Clerk's Office of said County at Plat Book 10, page 151, and more particularly described as follows: Beginning at an iron rod in the northern line of Route 40, southwestern corner of the lands of Meredith (now Stone); thence along the line of Route 40 north 40° 39' 10" W 284.31' to a post, corner with the 10.98 acre tract; thence along a fence north 44° 44' 20" E 186.63' to a post; thence in a straight line in a southeasterly direction to a point which is the northwestern corner of said Meredith tract; thence along the line of Meredith south 27° 21' 10" W 199.6' to an iron rod, the point of beginning; being a part of the same land conveyed Citizens Bank & Trust Company by deed of Mayo K. Grayatt, Trustee,

**GRAVATT
&
GRAVATT**
ATTORNEYS AT LAW
P. O. BOX 71
BLACKSTONE, VIRGINIA

86-
CITIZENS BANK & TRUST COMPANY, a
Virginia banking corporation

TO: DEED

JOHN S. STONE and MARTHA H. STONE,
husband and wife

FRIDDLIE CIRCUIT COURT CLERK'S OFFICE
LODGED

at 2:55 o'clock P.M.

APR 11 1986

And with Certificate annexed, A. B. [Signature]
D.B. [Signature] Page 20/20

GRAVATT AND GRAVATT
ATTORNEYS AT LAW
BLACKSTONE, VIRGINIA

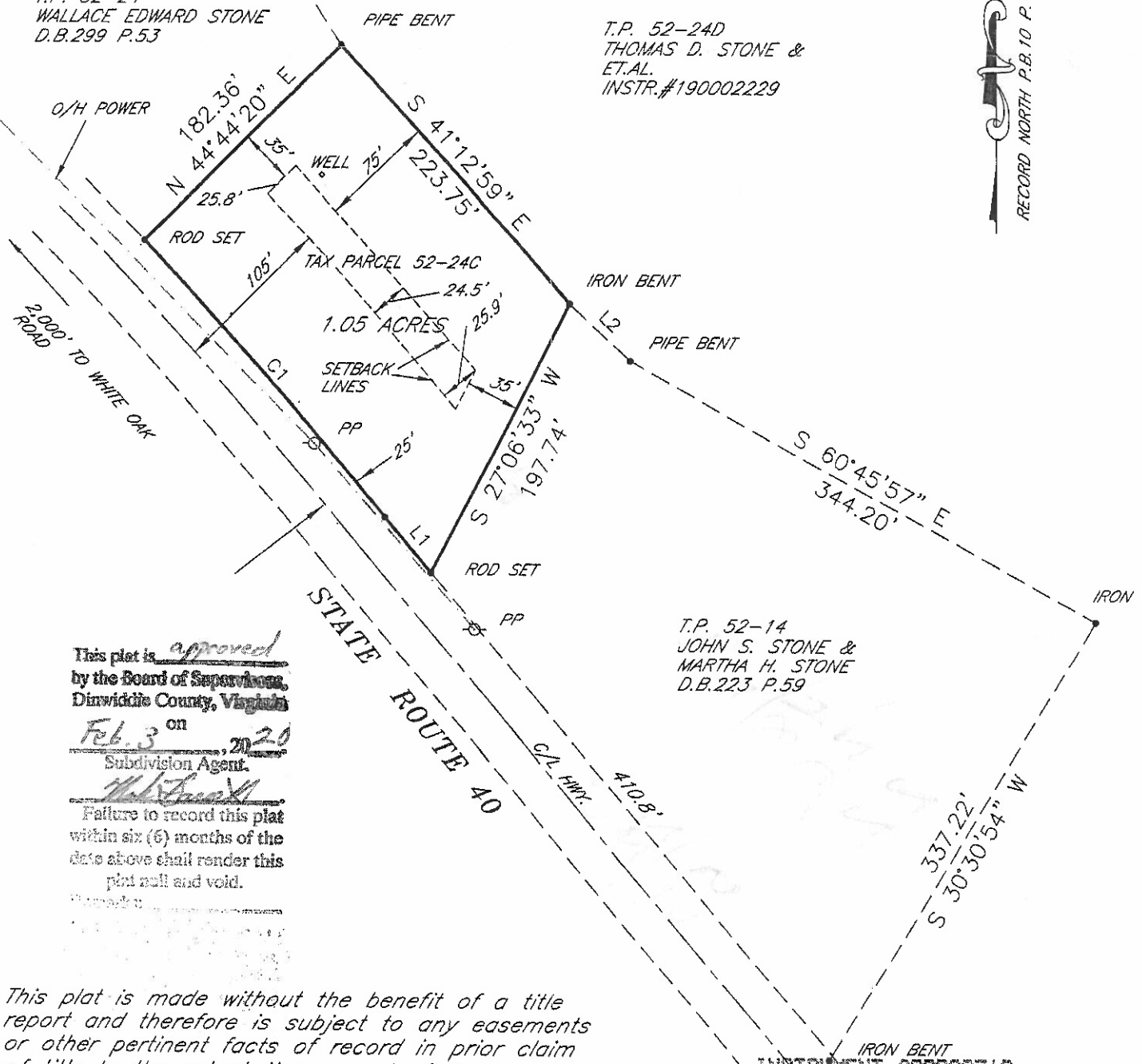
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2583.63'	237.49'	237.41'	S 41°05'43" E	05°16'00"
LINE	BEARING	DISTANCE			
L1	N 39°33'03" W	46.54'			
L2	S 46°52'47" E	53.67'			

2000000360



T.P. 52-24
WALLACE EDWARD STONE
D.B.299 P.53

T.P. 52-24D
THOMAS D. STONE &
ET.AL.
INSTR.#190002229



This plat is approved
by the Board of Supervisors,
Dinwiddie County, Virginia
on Feb. 3, 2020
Subdivision Agent
[Signature]

Failure to record this plat
within six (6) months of the
date above shall render this
plat null and void.

T.P. 52-14
JOHN S. STONE &
MARTHA H. STONE
D.B.223 P.59

This plat is made without the benefit of a title report and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

INSTRUMENT 200000360
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
FEBRUARY 3, 2020 AT 02:22 PM
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: PMS

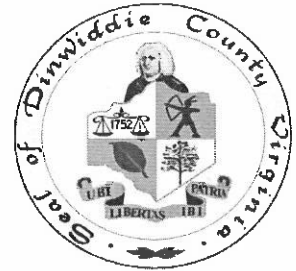


I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

[Signature]
KENNETH O. PETERSON LS1553 VA.

SURVEY OF TAX PARCEL 52-24C STANDING IN THE NAMES OF JOHN S. STONE AND MARTHA H. STONE D.B.241 P.204 DARVILLS DISTRICT, DINWIDDIE COUNTY, VIRGINIA		
DRAWN <i>kop</i>	DATE 01/29/20	SURVEYED BY: PETERSON SURVEYS, INC. 18901 HAWKINS CHURCH ROAD DINWIDDIE, VA. 23841 kopete1553@gmail.com 804-731-3337
APPROVED	DATE	
SCALE 1" = 100'	SHEET 1 OF 1	PROJECT NO. 1-29-20 ROY DALE

**DINWIDDIE COUNTY PLANNING
&
ZONING DEPARTMENT
SPECIAL LIMITED POWER OF
ATTORNEY APPLICATION**



Planning Department – Post Office Drawer 70 – Dinwiddie, Virginia 23841
Phone (804) 469-4500 ext. 2117 Fax (804) 469-5322

Know all men by these presents: That I (We)

(Name): JOHN S. & MARSHA H. STONE (Telephone): 804-478-4348

(Address): 4404 DARVILLS ROAD BLACKSTONE VA 23827

The owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. DEED ATTACHED, on Page _____, and is described as Tax Map Parcel #(s).
52-24C do hereby make, constitute and appoint

(Name): TINA STONE MAJHAND (Telephone): 804-894-3377

(Address): PO BOX 324, MCKENNEY, VA 23872

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark next to the appropriate action that applies(y):

- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning Request (including proffers) | <input type="checkbox"/> Building Permit(s) | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision Exception | |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Site Plan of Development | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Subdivision Construction Plans | <input checked="" type="checkbox"/> Variance Request | <input type="checkbox"/> Transfer of Approval |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

N/A

This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereto set my (our) hand and seal this 22nd day of APRIL, 2021.

Signature(s) [Signature] [Signature]

State of Virginia, City/County of PRINCE GEORGE, To-wit:

I Shawn Gitlin, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 22nd day of APRIL, 2021.

My commission expires:

[Signature]
Notary Public

