

# 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

Rec'd 2/24/22 Case No.: P-22-4  
Date Rec'd 2/24/22 Fee Amount: 1500  
Time Rec'd 1:53pm Receipt No: 33845  
Pre-Application Conference Date: 2/22/22  
This application has been amended:  YES  NO

Reviewed by: Brad Robin

*Information must be typed or printed and completed in full.  
Attach additional pages where necessary.*

## 1) LAND USE INFORMATION

(Check One):  BOS  PC  BZA  New  Renewal Amend Previous Case:  Y  N  
Previous/Renewed Case#: \_\_\_\_\_ Land Use Taxation:  Y  N

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

Description of Request: \_\_\_\_\_

Existing Zoning: RI Existing Acreage: .11  
Proposed Zoning: RU Proposed Acreage: \_\_\_\_\_  
Total Acreage: .11  
Water (Check One):  Public  Well  
Sewer (Check One):  Public  On-site Well and Septic  
Attached: (Check):  Miscellaneous Information  Master Plan  
 Text Statement  Proffered Conditions

## 2) APPLICANT/AGENT INFORMATION

Applicant(s): Marvin Copeland Home/Cell# (757) 776-1674  
Address: 600 Battery Ave. Suffolk, VA Email juliacopeland037@gmail.com  
Agent(s): David Patsel Home/Cell# (804) 931-4072  
Address: 20 Dunlop Village Cir. Colletons Email david.patsel@gmail.com  
 Property Owner  Contract Purchaser  Other: \_\_\_\_\_

## 3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page): Property Owner's Mailing Address if different from what's listed with COR.  
Name: Elizabeth Fink Seifer  
Address: 16329 Rocketts Mill Rd. Doswell, VA 23047  
Contact# Listing Agent Darr Gibson (804) 229-2259 (same)

Property Tax Parcel Number: 21A-1-260,261

4.)

**SUBJECT PARCEL INFORMATION**

General Location of Project: Greensville Ave.

Tax Map # 21A-1-260  
Subdivision Name: Henrico Line  
Section: Block Lot: 260  
Address: \_\_\_\_\_  
Zoning: R1 Acreage: \_\_\_\_\_  
Existing Use: Raw land  
Conditions: \_\_\_\_\_

Tax Map # 21A-1-261  
Subdivision Name: Henrico Line  
Section: Block Lot: 261  
Address: \_\_\_\_\_  
Zoning: R1 Acreage: \_\_\_\_\_  
Existing Use: Raw land  
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: \_\_\_\_\_

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

Reasoning from R1 to RU to build a single-family dwelling.

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.:

It is a vacant lot between two existing homes. We will build a single family home. New construction in this neighborhood would enhance the area. No negative effect to public utilities, schools or traffic.

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

N/A

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

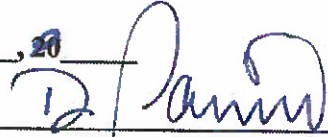
Simple request to change the zoning from R1 to RU to make the lot buildable.

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.

Property Owner Name	Property Owner <u>Mailing Address</u>	Tax Parcel #
Arthur Baskerville	25715 Greensville Ave N. Dinwiddie <sup>23803</sup>	21A-1-258
Ester Smith	25711 Greensville Ave. N. Dinwiddie <sup>23803</sup>	21A-1-264
First Baptist Church	25720 Greensville Ave. N. Dinwiddie <sup>23803</sup>	21A-1-410
Ben + Pauline Bonner	25714 Greensville Ave. N. Dinwiddie <sup>23803</sup>	21A-1-405
Nekisha		
AdeKoyi	132 N-Sycamore St. Apt 301	
	P.O. Box VA 23803	

1. 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".
2. 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.
3. Enclose with this application any required plans or plats (plans must be folded).
4. 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: 2-23-22, 2020

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

AGENT'S NAME David Patsy  
 (Typed or printed)

SIGNATURE OF APPLICANT\*\*  02/23/2022  
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME Marvin Copeland  
 (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   
 2/23/2022 10:30:39 AM EST

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.