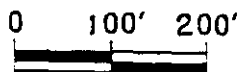


COUNTY OF HENRICO PLANNING OFFICE

PT. 78 - BI - 42,46

TUCKAHOE DISTRICT

C-64C-87



JAS

COUNTY OF HENRICO

October 20, 1987

W.F. LAVECCHIA, P.E., AICP  
County Manager

Re: Conditional Rezoning Case C-64C-87

*See C-20C-89*

Mr. Robert C. Collins &  
Ms. Vetra L. Walker  
1204 Elmhurst Ave.  
Richmond, Va. 23229

Dear Mr. Collins and Ms. Walker:

The Board of Supervisors at its meeting on October 14, granted your request to conditionally rezone from A-1 Agricultural to R-3AC One Family Residence District (Conditional), described as follows:

Part of Parcel 78-B1-46, and Parcel 78-B1-42:

Commencing at the point of intersection of the northerly line of Guyana Court Extended and the westerly line of Guyana Road Extended; thence with the westerly line of Guyana Road in a curve to the right, said curve with a radius of 209.18', an arc distance of 75.05' to a found iron rod, said rod marking the northeast corner of Lot 70, Section A, Stonegate, and the southeast corner of parcel 1 herein described and being the point of beginning; thence with the northerly lines of Lots 70, 69, 68, 67, 66 and in part of Lot 65 of said Stonegate, N. 76° 14' 51" W., 494.07' to a found iron rod, said rod in the line of lot 65 and marking the southwest corner of parcel 1 and the southeast corner of Parcel 2 hereinafter described and formerly the lands of Charles I. Barnett, Jr.; thence with the easterly lines of Parcel 2 and Noel, N. 18° 11' 04" E., 356.98' to a set iron rod, said rod marking the southwest corner of John D. Peddicord and the northwest corner of the property herein described; thence with the southerly line Peddicord, S. 73° 36' 32" E., 465.48' to a found iron rod in the westerly line of Guyana Road, said rod marking the northeast corner of the property herein described; thence with the westerly line of Guyana Road the following two calls, S. 13° 30' 02" W., 331.04' to a found stone, said stone being the point of curvature of a 209.18' radius curve; thence with a curve to the left an arc distance of 3.45' to a found rod, said curve with a chord of 3.45', said chord bearing S. 13° 01' 40" W., said rod being the point and place of beginning and containing 3.803 acres, more or less.

Parcel 2:

Commencing at a found iron rod in the westerly line of Guyana Road, said rod marking the northeast corner of Lot 70, Section A, Stonegate, and the southeast corner of Parcel 1; thence with the northerly lines of Lots 70, 69, 68, 67, 66 and in part Lot 65 of said Stonegate, N. 76° 14' 51" W., 494.07' to a found iron rod, said rod marking the southwest corner of Parcel 1, and the southeast corner of the property herein described and being the point of beginning; thence with the northerly lines of Lot 65 (in part) and lot 64, N. 66° 00' 35" W., 171.28' to a found iron rod, said rod marking the

Mr. Robert C. Collins &  
Ms. Vetra L. Walker  
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northeast corner of Eugene M. Barnett, the southwest corner of the property herein described and the southeast corner of the remaining lands of Charles I. Barnett, Jr.; thence with the easterly line of said Charles I. Barnett, Jr., N. 27° 17' 22" E., 287.90' to a set iron rod in the line of Noel, said rod marking the northeast corner of said Barnett and the northwest corner of the property herein described; thence with the southerly line of Noel, S. 68° 55' 57" E., 125.00' to a found iron pipe, said pipe marking the southeast corner of Noel, the northeast corner of the property herein described and in the westerly line of parcel 1; thence with the westerly line of parcel 1, S. 18° 11' 04" W., 295.32' to a found iron rod, said rod being the point of beginning, containing 0.988 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. All lots shall meet R-3 standards.
2. All dwellings shall have a minimum of 1,800 square feet of finished floor area.

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for W. F. LaVecchia, P.E., A.I.C.P.,  
County Manager

cc: Clerk, Board of Supervisors  
Supervisor, Real Estate Assessment  
✓ Conditional Zoning Index  
Mr. and Mrs. Milton B. Carroll  
Mr. and Mrs. Charles I. Barnett, Jr.