

AN ORDINANCE to amend Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, which said Section 42-3 relates to ZONE BOUNDARIES: ADOPTION OF ZONING MAPS, which said Article II relates to ZONES AND GENERAL PROVISIONS, and which said Chapter 42 relates to ZONING.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a daily paper of general circulation published in the City of Alexandria, Virginia, and by mailing, a public hearing was held in relation to the matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FIFTH REVISED ZONING MAP" described and referred to in Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended in the particulars following so that the pieces of property hereinafter listed are changed to the respective zones specified:

1. All of Parcel 3562-01-02, City of Alexandria Assessment Map 53, 1963 Edition, located at the western end of the City at the Fairfax County line, between Shirley Highway, Stevenson Avenue, and Edsall Road. The property contains approximately 12.0 acres, and has no frontage on any dedicated street.
FROM: I-1 Light Industrial zone
TO: RB residence zone.
2. All of Lots 6 and 7, Block 18, City of Alexandria Assessment Map 210, 1963 Edition, located on the north side of Luray Avenue, between Commonwealth Avenue and Hancock Avenue, having frontage on Luray Avenue of approximately 250 feet, on Commonwealth Avenue of approximately 130 feet, and on Hancock Avenue of approximately 130 feet, and containing approximately 0.746 acres.
FROM: RA residence zone.
TO: RB residence zone.
3. A parcel of land formerly belonging to Catherine S. Moss, widow and Executrix: Beginning at a point marking the northwesterly corner of Lot 14, Section 2, Sterling Subdivision, said point also marking the southwesterly corner of the land of the Trustees of Immanuel Church on the Hill and the southeasterly corner of the land of Protestant Episcopal Theological Seminary, and

thence running with the westerly line of Section 2 and Section 3, Sterling Subdivision and the City of Alexandria, South 37° 42' 30" West, 785.10 feet to a point;

thence running thru the land of Moss, of which the herein described parcel is a part, the following courses and distances:

North 49° 57' 56" West, 169.96 feet to a point (along the existing R-20/R-12 zone line);
North 79° 52' 31" East, 32.02 feet to a point;
North 14° 21' 52" West, 338.59 feet to a point;
South 72° 06' 29" West, 76.91 feet to a point of curvature;

with the arc of a curve to the right whose radius is 212.93 feet (chord bearing of North 66° 08' 55" West and chord 283.53 feet), a distance of 310.26 feet to a point of tangency;

North 24° 24' 20" West, 182.25 feet to a point;
South 65° 35' 40" West, 133.08 feet to a point;
North 30° 34' 45" West, 127.77 feet to a point;
North 49° 26' 33" West, 565.97 feet to a point;
South 78° 43' 48" West, 107.18 feet to a point; and
along the existing R-20/R-12 zone line;
North 49° 57' 56" West, 165.40 feet to a point in the easterly right-of-way line of St. Stephen's Road;

thence running with the said line of St. Stephen's Road with the arc of a curve to the right whose radius is 2000.00 feet (chord bearing of North 04° 22' 09" West, and chord 223.28 feet), a distance of 223.40 feet to a point;

thence leaving said line of St. Stephen's Road and running thru the land of Moss, of which the herein-described parcel is a part, the following courses and distances:

North 88° 49' 51" East, 41.53 feet to a point of curvature;

with the arc of a curve to the right whose radius is 250.00 feet (chord bearing of South 71° 05' 11" East and chord 171.69 feet), a distance of 175.26 feet to a point of curvature;

South 51° 00' 13" East, 649.41 feet to a point of curvature;

with the arc of a curve to the right whose radius is 300.00 feet (chord bearing of South 40° 41' 37" East and chord 107.38 feet) a distance of 107.97 feet to a point;

North 59° 36' 59" East, 191.38 feet to a point;
South 12° 37' 10" East, 68.66 feet to a point;
North 80° 23' 08" East, 185.61 feet to a point; and
North 05° 11' 57" West, 39.74 feet to a point in the southerly line of the land of First and Citizens National Bank, et al, Trustees;

thence with the southerly line of said land of First and Citizens National Bank, et al, Trustees, South 61° 06' 30" East, 132.00 feet to a point marking the southwesterly corner of the land of the Protestant Episcopal Theological Seminary; and

thence with the southerly line of said Protestant Episcopal Theological Seminary South 67° 59' 37" East, 597.35 feet and South 58° 42' 37" East 149.80 feet to the point of beginning.

Containing 17.04 acres.

FROM: R-20 residence zone
TO: R-12 residence zone.

A parcel of land formerly belonging to Catherine S. Moss, widow and Executrix: Beginning at a point in the southerly terminus of the existing easterly right-of-way line of St. Stephen's Road and thence running with said right-of-way line North 11° 59' 59" West, 252.78 feet to a point of curvature;

thence continuing on said easterly right-of-way line of St. Stephen's Road with the arc of a curve to the right whose radius is 2000.00 feet (chord bearing North 11° 38' 06" West and chord 25.49 feet), a distance of 25.49 feet to a point;

thence departing from the said line of St. Stephen's Road and running thru the land of Moss, of which the herein described parcel is a part, the following courses and distances:

North 78° 43' 48" East, 107.57 feet to a point on the existing R-20/R-12 zone line;

thence with the said existing R-20/R-12 zone line South 49° 57' 56" East, 1543.23 feet to a point;

South 79° 52' 31" West, 138.64 feet to a point;
South 55° 00' 29" West, 12.21 feet to a point;
South 32° 20' 51" East, 142.04 feet to a point;
South 50° 47' 34" West, 98.08 feet to a point;
South 41° 35' 00" East, 94.92 feet to a point;
South 04° 36' 16" East, 149.48 feet to a point;
South 42° 16' 25" East, 44.60 feet to a point;
South 05° 00' 21" East, 137.52 feet to a point;
South 84° 30' 52" West, 136.51 feet to a point of curvature;

with the arc of a curve to the left whose radius is 1000.00 feet (chord bearing South 81° 25' 18" West and chord 107.90 feet), a distance of 107.96 feet to a point;

South 11° 40' 15" East, 126.47 feet to a point;
South 60° 39' 48" West, 295.95 feet to a point;
North 31° 27' 39" West, 167.09 feet to a point;

with the arc of a curve to the left whose radius is 1000.00 feet (chord bearing South 53° 53' 46" West and chord 161.90 feet), a distance of 162.08 feet to a point on the existing R-12/R-8 zone line; and

thence with the said existing R-12/R-8 zone line North 48° 14' 46" West, 1325.47 feet to a point in an easterly line of the land of Church Schools in the Diocese of Virginia;

thence running with easterly and southerly lines of said land of Church Schools in the Diocese of Virginia the following courses and distances:

North 49° 30' 00" East, 200.00 feet to a point;
North 40° 00' 00" East, 152.45 feet to a point;
North 12° 00' 00" West, 366.86 feet to a point; and
North 78° 00' 00" East, 315.00 feet to the point of beginning.

Containing 40.14 acres.

FROM: R-12 residence zone
TO: R-8 residence zone.

A parcel of land formerly belonging to Catherine S. Moss, widow and Executrix: Beginning at a point marking the northwesterly corner of Delta Subdivision and running thence with the northwesterly line of Delta Subdivision South $38^{\circ} 56' 10''$ West, 470.89 feet to a point;

thence running with the northeasterly line of Quaker Park Estates Subdivision and Dalecrest Subdivision North $43^{\circ} 44' 33''$ West, 1461.56 feet to a point in the easterly line of the land of Church Schools of the Diocese of Virginia;

thence running with said easterly line of the Church Schools of the Diocese of Virginia North $21^{\circ} 30' 00''$ East, 210.00 feet and North $49^{\circ} 30' 00''$ East, 117.00 feet to a point;

thence running thru the land of Moss, of which the herein described parcel is a part, the following courses and distances;

South $40^{\circ} 30' 00''$ East, 160.00 feet to a point;
South $49^{\circ} 30' 00''$ West, 34.16 feet to a point of curvature;

With the arc of a curve to the left whose radius is 105.00 feet (chord bearing of South $03^{\circ} 24' 03''$ East and chord 167.50 feet) a distance of 193.89 feet to a point of tangency;

South $56^{\circ} 18' 07''$ East, 139.09 feet to a point of curvature;

with the arc of a curve to the right whose radius is 1000.00 feet (chord bearing of South $47^{\circ} 01' 19''$ East and chord 322.52 feet), a distance of 323.93 feet to a point of tangency;

South $37^{\circ} 44' 31''$ East, 341.07 feet to a point of curvature;

with the arc of a curve to the left whose radius is 266.43 feet (chord bearing of South $58^{\circ} 18' 52''$ East and chord 187.25 feet), a distance of 191.33 feet to a point of tangency;

South $78^{\circ} 53' 13''$ East, 6.21 feet to a point of curvature;

with the arc of a curve to the left whose radius is 125.84 feet (chord bearing North $73^{\circ} 47' 42''$ East and chord 115.50 feet) a distance of 120.00 feet to a point of tangency;

North $46^{\circ} 28' 38''$ East, 84.03 feet to a point of curvature;

with the arc of a curve to the right whose radius is 1000.00 feet (chord bearing of North $47^{\circ} 51' 54''$ East and chord 48.44 feet), a distance of 48.44 feet to a point in the existing R-12/R-8 zone line; and

thence with said existing R-12/R-8 zone line South $48^{\circ} 14' 46''$ East, 159.56 feet to the point of beginning.

Containing 8.05 acres.

FROM: R-8 residence zone
TO: R-12 residence zone.

A parcel of land formerly belonging to Catherine S. Moss, widow and Executrix: Beginning at a point within the Moss Tract, said point bearing the following courses and distances from the southerly terminus of the existing easterly right-of-way line of St. Stephens Road: North 12° 00' 00" West, 252.78 feet to a point of curvature;

With the arc of a curve to the right whose radius is 2000.00 feet (chord bearing of North 11° 38' 06" West and chord 25.49 feet), a distance of 25.49 feet to a point; and North 78° 43' 48" East, 107.57 feet;

thence from the point of beginning and running thru the land of Moss the following courses and distances:

North 78° 43' 48" East, 107.18 feet to a point;
South 49° 26' 33" East, 565.97 feet to a point;
South 30° 34' 45" East, 127.77 feet to a point;
North 65° 35' 40" East, 133.08 feet to a point;
South 24° 24' 20" East, 182.25 feet to a point of curvature;

With the arc of a curve to the left whose radius is 212.93' (chord bearing of South 66° 08' 55" East and chord 283.53 feet), a distance of 310.26 feet to a point of tangency;

North 72° 06' 29" East, 76.91 feet to a point;
South 14° 21' 52" East, 338.59 feet to a point;
South 79° 52' 31" East, 32.02 feet to a point, and along the existing R-20/R-12 zone line North 49° 57' 56" West, 1543.23 feet to the point of beginning.

Containing 3.28 acres.

FROM: R-20 residence zone
TO: R-8 residence zone.

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For Clarification the following portions of a parcel of land formerly belonging to Catherine S. Moss, widow and Executrix, shall remain in the zones indicated:

Beginning at a point in the easterly right-of-way line of St. Stephens Road, said point bearing the following courses and distances from the Southerly terminus of the existing easterly right-of-way line of said St. Stephens Road: North 12° 00' 00" West, 252.78 feet and with the arc of a curve to the right whose radius is 2000.00 feet (chord bearing of North 11° 38' 06" West and chord 25.49 feet) a distance of 25.49 feet;

thence from the point of beginning and running with the said easterly line of St. Stephens Road with the arc of a curve to the right whose radius is 2000.00 feet (chord bearing North 09° 25' 11" West, and chord 129.16 feet) a distance of 129.18 feet to a point;

thence running thru the land of Moss, of which the herein described parcel is a part, the following courses and distances:

South 49° 57' 56" East, 165.40 feet to a point (along the existing R-20/R-12 zone line) and South 78° 43' 48" West, 107.57 feet to the point of beginning,

Containing 0.16 acres.

TO REMAIN: R-12 residence zone.

For Clarification the following portions of a parcel of land formerly belonging to Catherine S. Moss, widow and Executrix, shall remain in the zone indicated:

Beginning at a point marking the southwesterly corner of the land of the City of Alexandria (Fort Williams Parkway), said point also being in the northeasterly line of Lot 6, Block 1, Section 2, Delta Subdivision and;

thence running with the northeasterly line of Block 1, Section 2, Delta Subdivision, North 51° 01' 58" West, 387.38 feet to a point;

thence running thru the land of Moss, of which the herein described parcel is a part, the following courses and distances:

North 48° 14' 46" West, 159.56 feet to a point (along the existing R-12/R-8 zone line) with the arc of a curve to the right whose radius is 1000.00 feet (chord bearing of North 53° 53' 46" East and Chord 161.90 feet), a distance of 162.08 feet to a point

South 31° 27' 39" East, 167.09 feet to a point;

North 60° 39' 48" East, 295.95 feet to a point;

North 11° 40' 15" West, 126.47 feet to a point;

With the arc of a curve to the right whose radius is 1000.00 feet (chord bearing of North 81° 25' 18" East, and chord 107.90 feet) a distance of 107.96 feet to a point of tangency;

North 84° 30' 52" East, 136.51 feet to a point;

North 05° 00' 21" West, 137.52 feet to a point;

North 42° 16' 25" West, 44.60 feet to a point;

North 04° 36' 16" West, 149.48 feet to a point;

North 41° 35' 00" West, 94.92 feet to a point;

North 50° 47' 34" East, 98.08 feet to a point;

North 32° 20' 51" West, 142.04 feet to a point;

North 55° 00' 29" East, 12.21 feet to a point;

North 79° 52' 31" East, 138.64 feet to a point; and

South 49° 57' 56" East, 169.96 feet to a point in the northwesterly line of the land of the City of Alexandria (along the existing R-20/R-12 zone line);

thence running with the said northwesterly line of the City of Alexandria, South 37° 42' 30" West, 164.00 feet to a point;

thence running with the southwesterly line of the land of City of Alexandria and continuing the same course with a southwesterly line of the land of C. M. and Charlotte D. Goodman, South 51° 40' 30" East, 310.00 feet to a point; and

thence running with a northwesterly line of the land of said C. M. and Charlotte D. Goodman and continuing the same course with the northwesterly line of the aforementioned land of the City of Alexandria (Fort Williams Parkway) South 36° 40' 00" West, 963.42 feet to the point of beginning,

Containing 7.83 acres.

TO REMAIN: R-12 residence zone.

For Clarification the following portions of a parcel of land formerly belonging to Catherine S. Moss, widow and Executrix, shall remain in the zone indicated:

Beginning at a point lying on the existing easterly right-of-way line of St. Stephen's Road, said point being a corner common to the tract herein described and to Lot 6, Forest Knoll, and running with the southwesterly line of said Lot 6, Forest Knoll, South 55° 16' 11" East, 186.11 feet to a point on the northwesterly line of the land of Eleanor Fraye Karig;

thence with the northwesterly and southwesterly lines of the land of said Eleanor Fraye Karig, and with the southwesterly lines of the lands of Sidney Weil, et al., Trustees of Bethel Hebrew Congregation, and of Howard W. Smith, South 34° 31' 12" West, 2.01 feet to a point; South 50° 56' 10" East, 665.95 feet to a point on the northwesterly line of the land of First and Citizens National Bank, Trustees;

thence with the northwesterly and southwesterly lines of the land of said First and Citizens National Bank, Trustees, South 34° 10' 28" West, 23.00 feet to a point, and South 61° 06' 30" East, 448.30 feet to a point;

thence running thru the land of Moss of which the herein-described parcel is a part, the following courses and distances:

South 05° 11' 57" East, 39.74 feet to a point;
South 80° 23' 08" West, 185.61 feet to a point;
North 12° 37' 10" West, 68.66 feet to a point;
South 59° 36' 59" West, 191.38 feet to a point;

With the arc of a curve to the left whose radius is 300.00 feet (chord bearing of North 40° 41' 37" West and chord 107.38 feet), a distance of 107.97 feet to a point of tangency;

South 51° 00' 13" East, 649.41 feet to a point of tangency;

With the arc of a curve to the left whose radius is 250.00 feet (chord bearing of North 71° 05' 11" West and chord 171.69 feet), a distance of 175.26 feet to a point of tangency; and

South 88° 49' 51" West, 41.53 feet to a point in the easterly right-of-Way line of St. Stephens Road;

thence running with the said easterly line of St. Stephen's Road the following courses and distances:

With the arc of a curve to the right whose radius is 2000.00 feet (chord bearing of North 00° 19' 51" East and chord 104.70 feet), a distance of 104.71 feet to a point of compound curvature;

With the arc of a curve to the right whose radius is 302.90 feet (chord bearing of North 18° 16' 50" East and chord 171.55 feet) a distance of 173.93 feet to a point of tangency; and

North 34° 43' 51" East, 61.92 feet to the point of beginning;

Containing 6.45 acres.

TO REMAIN: R-20 residence zone.

For Clarification the following portions of a parcel of land formerly belonging to Catherine S. Moss, widow and Executrix, shall remain in the zone indicated:

Beginning at a point lying North 48° 14' 46" West, 159.56 feet from the northwesterly corner of Delta Subdivision and running thence through the land of Moss the following courses and distances:

With the arc of a curve to the left whose radius is 1000.00 feet (chord bearing of South 47° 51' 54" West and chord 48.44 feet) a distance of 48.44 feet to a point of tangency;

South 46° 28' 38" West, 84.03 feet to a point of curvature;

with the arc of a curve to the right whose radius is 125.84 feet (chord bearing South 73° 47' 42" West and chord 115.50 feet) a distance of 120.00 feet to a point of tangency;

North 78° 53' 13" West, 6.21 feet to a point of curvature;

with the arc of a curve to the right whose radius is 266.43 feet (chord bearing North 58° 18' 52" West and chord 187.25 feet), a distance of 191.33 feet to a point of tangency;

North 37° 44' 31" West, 341.07 feet to a point of curvature;

with the arc of a curve to the left whose radius is 1000.00 feet (chord bearing North 47° 01' 19" West and chord 322.52 feet), a distance of 323.93 feet to a point of tangency;

North 56° 18' 07" West, 139.09 feet to a point of curvature;

with the arc of a curve to the right whose radius is 105.00 feet (chord bearing North 03° 24' 03" West, and chord 167.50 feet), a distance of 193.89 feet to a point of tangency;

North 49° 30' 00" East, 34.16 feet to a point; and

North 40° 30' 00" West, 160.00 feet to a point in the southeasterly line of the land of the Church Schools in the Diocese of Virginia;

thence running with said southeasterly line of the land of the Church Schools in the Diocese of Virginia, North 49° 30' 00" East, 43.00 feet to a point in the existing R-12/R-8 zone line; and

thence running with the said existing R-12/R-8 zone line South 48° 14' 46" East, 1325.47 feet to the point of beginning,

Containing 6.03 acres.

TO REMAIN: R-8 residence zone.

Section 2. That this ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction, together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

FINAL PASSAGE: NOVEMBER 25, 1969