

ORDINANCE NO. 2624

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

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a newspaper of general circulation published in the City of Alexandria, Virginia, by mailing and by posting, 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; therefore,

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:

All of Lots 1 and 1.0.1, Block 4, City of Alexandria Assessment Map 64.02, having frontage on North Washington Street of approximately 232 feet, and on Pendleton Street of approximately 125 feet, and containing 0.66 acre (28,879 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. All off-street parking required by the zoning code shall be provided.
2. Any above-ground parking structure shall be located behind the rear line of the main building, and all motor vehicle access to such parking structure shall be limited to Pendleton Street.
3. The building shall be limited to residential and office uses.
4. The maximum floor area ratio shall be 1.5.
5. No structure, above- or below-ground, shall be allowed or located south of a line extending from Washington Street along the south side of the main building as it presently exists to the east property line; provided, however, that that portion of the property located south of this line may be used for surface parking. If the Bryant property located at 501

North Washington Street is rezoned to a use other than residential, then this restriction shall be null and void as of the effective date of such rezoning.

6. The residential condominium conversion relocation assistance program for this property, approved by the city council on February 24, 1981, shall remain in effect for any reuse or conversion of the building.

FROM: RC residence
TO: C-3 central business district commercial, with proffers

Section 2. Copies of any matter incorporated in this ordinance by reference, including but not limited to the "FIFTH REVISED ZONING MAP," as amended, and any other map referred to in this ordinance, may be examined in the city hall of the City of Alexandria, Virginia, at the citizens assistance office, room 103, at the city clerk's office, room 302 and at the information desk in the main lobby of the King Street entrance to city hall, and also at the department of planning and community development, room 201, 320 King Street, Alexandria, Virginia 22314, phone 838-4666.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published 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 city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk 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 14, 1981