

Ordinance No. 1062

AN ORDINANCE to amend Section 35-3, Article II, Chapter 35, of The Code of the City of Alexandria, Virginia, 1953, as amended; which said Sec. 35-3 relates to ZONE BOUNDARIES AND ADOPTION OF ZONING MAPS, which said Article II relates to ZONES AND GENERAL PROVISIONS, and which said Chapter 35 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 "FOURTH REVISED ZONING MAP" described and referred to in Sec. 35-3, Article II, Chapter 35, of The Code of the City of Alexandria, Virginia, 1953, 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. A portion of the Cornelius estate on the south side of the 5700 block of Duke Street east of the land of the Lincolnia Cloverleaf Corporation, a portion of parcel 01, block 3511, City of Alexandria Assessment map 48, 1958 edition, and having a frontage of 500 feet on Duke Street further described by metes and bounds as follows: beginning at a point on the southerly line of Duke Street at the easterly existing C-2 zone line. Said point lying on a curve to the left whose radius is 1512.40 feet, a distance of 150.02 feet from the northerly corner of the Lincolnia Cloverleaf Corp. and the land of Carl M. Freeman; thence running with said southerly line of Duke Street and with the aforesaid curve to the left whose radius is 1512.40 feet and whose chord bearing and chord are South 86° 28' 10" East and 451.44 feet respectively, a distance of 453.14 feet to a point; thence North 84° 55' 50" East, 46.86 feet to a point; thence leaving said southerly line of Duke Street and running through the land of Carl M. Freeman the following courses and distances: South 09° 02' 05" West 663.91 feet to a point and North 81° 30' 15" West, 643.98 feet to the southeasterly corner of the land of Lincolnia Cloverleaf Corp. passing through the southeast corner of the Juvenile Detention Home of Northern Virginia property at 530.28 feet; thence with the easterly line of the Lincolnia Cloverleaf Corp. North 09° 02' 05" West, 20.03 feet to the southerly limits of the present C-2 zone; thence through the land of Carl M. Freeman and with the southerly and easterly limits of the present C-2 zone North 88° 34' 00" East 241.32 feet and North 00° 03' 00" West, 558.25 feet to the point of beginning, containing 6.4138 acres zoned R-8 and 0.2282 acres zoned R-5 and being a total of 6.6420 acres.

From R-8 and R-5 residential to C-2 Commercial Zone.

2. Part of the Cornelius estate on the south side of the 5600 block of Duke Street, being a portion of parcel 01, block 3511, City of Alexandria Assessment map 47, 1958 edition, and having a frontage of 500 feet on Duke Street further described by metes and bounds as follows: beginning at a point

in the southerly line of Duke Street at the northwesterly corner of the land of Florian A. Elliott. Said point being approximately 1325 feet west of South Reynolds Street; thence running with the westerly and southerly lines of Florian A. Elliott the following courses and distances:

South 08° 01' 10" West, 563.59 feet,
 South 64° 53' 00" East, 90.70 feet,
 South 41° 58' 00" East, 120.80 feet,
 South 44° 08' 00" East, 170.04 feet,
 South 81° 55' 50" East, 576.01 feet,
 South 46° 21' 03" West, 1366.93 feet to the

northerly corner of John L. Thorp and Herbert W. Lehman; thence north 84° 26' 50" West, 1034.50 feet to a point in the northerly line of John W. Skelton at the southeast corner of John E. Gaines; thence with the easterly line of John E. Gaines North 02° 39' 35" East, 1113.10 feet to the north-easterly corner of the Juvenile Detention Home of Northern Virginia property; thence thru the land of Carl M. Freeman the following courses and distances: South 81° 30' 15" East, 530.28 feet, and North 09° 02' 05" East 663.91 feet to a point in the aforesaid southerly line of Duke Street; thence with said southerly line North 84° 55' 50" East, 432.65 feet to a point of curvature to the right. Thence with said curve whose radius is 1352.40 and whose chord bearing and chord are North 87° 46' 52" East and 134.52 feet respectively, a distance of 134.57 feet, to the point of beginning, containing 44.5653 Acres, presently zoned R-8 Residential and 3.0841 acres, presently zoned R-5, being a total of 47.6494 acres.

From: R-8 and R-5 single family residential to R-C Multi-family residential zone.

3. A parcel of land lying north of the Duke Street-Shirley Highway interchange with a frontage of 801 feet on Lincolnia Road and east of the proposed right-of-way of North Beauregard Street, being lots 1, 2, 3, and 4, block 3659, Parcel 01, block 3660 and part of parcel 01, block 3651 City of Alexandria Assessment map 49, 1958 edition, being further described by metes and bounds as follows: Beginning at a point in the easterly line of Lincolnia Road (Route No. 613), said point being also in the westerly line of the property of S.M.W., Inc., thence running with the easterly line of Lincolnia Road North 40° 11' 00" West, 682.38 feet to a point in the westerly line of Russell B. Wells, said point being also the southerly line of the land of W. Nolan Foster; thence North 46° 16' 40" West, 194.44 feet to a point in the southerly line of Clyde W. Humphrey, thence with the southerly line of Clyde W. Humphrey, the following courses and distances North 42° 53' 10" East 434.28 feet, North 17° 45' 00" East, 205.40 feet, North 64° 03' 00" East 174.70 feet to the southeasterly corner of Clyde W. Humphrey, thence with the easterly line of Clyde W. Humphrey North 24° 15' 00" West, 308.48 feet to a point, thence thru the land of W. Nolan Foster North 65° 45' 00" East 353.27 feet to a point of curvature, thence with a curve to the left whose radius is 500.00 feet and whose chord bearing and chord are North 45° 56' 00" East and 339.01 feet respectively, a distance of 345.87 feet to a point, thence North 26° 07' 00" East 138.38 feet to a point in the southerly line of William A. Clem (formerly A. L. Hall estate), thence running with the land of William A. Clem North 60° 13' 00"

East, 373.60 feet to the northerly corner of the land of S. M. W., Inc., thence with the westerly line of S. M. W., Inc., South 16° 01' 50" West, 1389.43 feet and South 23° 40' 10" West, 899.89 feet and South 10° 49' 50" West 55.44 feet to the point of beginning, containing 25.65 acres.

From: R-5 and R-12 single-family residential to R.C. multi-family residential zone.

4. That parcel of land lying east of Telegraph Road and immediately south of Temple Trailer Village to the right-of-way of the Circumferential Highway being parcel 01 block 3008 and parcel 01 block 3020, City of Alexandria Assessment map 2, 1958 Edition having a frontage on the Circumferential Highway in excess of 1300 feet and being further described by metes and bounds as follows: Beginning in the east line of Taylor Drive, said point being in the North line of the Hoffman property, thence with the east line of Taylor Drive North 2° 38' 40" West 102.18 feet; thence North 26° 15' 20" West 125.53 feet; thence along the southeast line of Section 4 Cameron Farm, North 51° 40' 40" East, 350.08 feet; thence along the south line of American Trailer Company South 79° 14' 45" East, 1245.70 feet; thence North 3° 16' 20" West, 123.39 feet; thence North 78° 15' 20" East, 185.15 feet; thence North 10° 50' 50" West, 75.68 feet; thence South 77° 10' 50" East 173.37 feet; thence South 6° 09' 20" East, 316.78 feet; thence North 87° 25' 20" East, 250.49 feet; thence South 6° 36' 10" East 428.31 feet; thence along the Alexandria-Fairfax County Line North 71° 26' 10" West 324.59 feet; South 71° 42' 40" West, 124.28 feet, South 43° 29' 00" West 133.69 feet; South 24° 15' 30" West, 177.69 feet, South 49° 00' 10" West 354.00 feet to the proposed right-of-way of the Circumferential Highway; thence along said right-of-way on a curve to the left, radius 7789.44 feet, chord 870 feet, chord bearing North 68° 59' 50" West, thence North 64° 00' West, 160 feet, North 57° 00' West 250 feet, North 25° 00' West 165 feet, North 45° 00' West 90 feet; thence departing North 82° 32' 20" East, 30.00 feet; North 7° 27' 40" West, 67.83 feet; North 87° 21' 20" East, 60.60 feet to the point of beginning, containing 36.82 acres.

From: I-2 heavy industrial to I-1 light industrial zone.

5. All of lots 2 thru 10, block 2, City of Alexandria assessment map 131, 1958 edition being the west side of the 400 block of North Columbus Street between Princess and Oronoco Streets for the depth of the lots containing one acre.
From: C-1 to C-2 Commercial 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.

LEROY S. BENDHEIM
Mayor

Final Passage: January 26, 1960