

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 through 10, Block 14, City of Alexandria Assessment Map 74.01, and all of Lots 1 through 20 and 22 through 26, Block 3, City of Alexandria Assessment Map 74.03, having frontage on South Patrick Street of 332.25 feet, on Duke Street of 246.83 feet, on South Henry Street of 379.33 feet and on Wolfe Street of 110.71 feet and containing 1.709 acres (74,436 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. At least 30 parking spaces will be shared with the Alfred Street Baptist Church between the hours of 6:00 p.m. and 12:00 midnight, Monday through Friday, and all day on Saturday and Sunday. This condition will become null and void if the old church building of the Alfred Street Baptist Church at 313 South Alfred Street is demolished or removed from that location.
2. Development of the property shall not exceed a maximum average of 1.5 F.A.R.
3. At least 15% of the property shall be retained as open space.
4. Development on the property shall not exceed 37 feet within 100 feet of the centerline of Duke Street and 50 feet on the remainder of the block.

5. The property may not be used for an automobile service station or an automobile repair garage.

6. All construction facing Duke Street shall be done in the Old Town townhouse-style regardless of the use inside of such buildings.

7. The final site plan for any development on this property shall be submitted to the city council for its approval after it has been approved by the planning commission.

FROM: RB residence  
TO: C-2-B commercial business, 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