

ORDINANCE NO. 2629

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 11, 12 and 13, Block 2, City of Alexandria Assessment Map 61.00, having frontage on Duke Street of approximately 132 feet, and on North Quaker Lane of approximately 147 feet and containing 0.5683 acre (24,757 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. The property shall be developed for commercial office purposes with a building that has two levels facing to the north and three levels facing to the south, so that the church property on the north will look upon the two-story facade and the Duke Street side of the building will be a three-story facade.
2. The floor area ratio of the building to be constructed on the property shall not exceed .70.
3. The building shall be constructed of a red brick that is compatible with the neighborhood. The attention of the owner shall be directed toward making the north side of the building attractive. The roof shall be a mansard or like type roof.
4. The building shall be divided into at least three individualized units so as to discourage uniform arrival and departure times for single-tenant employees, with no more than one-third of the building

per tenant without the approval of the department of transportation and environmental services to the end that arrival and departure times will be reasonably staggered, and so as to adopt the building to professional office use.

FROM: R-8 residence  
TO: CO commercial office, 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