

ORDINANCE NO. 3194

AN ORDINANCE to amend Section 7-6-3, Article A, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 7 relates to PLANNING AND DEVELOPMENT, which Chapter 6 relates to ZONING, which Article A relates to GENERAL PROVISIONS and which Section 7-6-3 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 7-6-3, Article A, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, 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:

Part of Parcel 501, subdivision of a portion of Lot 8, Block 8, City of Alexandria Real Estate Assessment Map 15.01, having frontage on Mount Vernon Avenue of approximately 87.31 feet and containing approximately 32,923 square feet (0.756 acre), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. The property will be developed as townhouse offices and will contain no more individual townhouse units and/or square footage than the number of individual residential townhouses and/or square footage than would be permitted under residential zoning if it included the entire parcel.
2. The townhouse office units to be constructed will be of all-brick construction in the typical residential townhouse style usually associated with Alexandria townhouse construction. The applicant will make every reasonable effort to place offices on Mount Vernon Avenue with the parking behind the offices. When the development is completed, the parking lot will be lit at night, in such a way as to not reflect on the adjoining

residences, and will be well maintained and with some type of security system.

3. Prior to construction, the property may be used for auxiliary parking for the office development across Mount Vernon Avenue, which Mr. Bratti is now constructing between Mount Vernon Avenue and Commonwealth Avenue, for a period of three years, if such auxiliary parking seems necessary or desirable. In addition, the applicants proffer that if there is such parking prior to construction, a wooden fence will be constructed between the property and any single-family residences adjoining the property during such time as the property may be used for parking and will provide a chain link at the Mount Vernon Avenue entrance.

4. Prior to or simultaneously with the development of the townhouse offices, the developer of the property will put a brick wall on that portion of the property adjoining the homes mentioned in paragraph 3 above, and that such brick wall will be a permanent addition to the property and will have the same architectural configuration as the brick wall on the boundaries of the Beverly Hills Manor Town Houses previously built by Mr. Bratti on Glebe Road.

5. At such time as actual development is begun on the property, the developer will construct and dedicate to the City of Alexandria a pedestrian pathway access through the property to Mount Vernon Avenue, which said access will have the minimum width of a city sidewalk.

6. In addition to landscaping as recommended by the city arborist, the applicant will contribute a \$1,000.00 allowance to each individual single-family property owner adjacent to the property to be used for such additional landscaping as may be desired by that property owner without restriction of any kind other than it be on the property of that property owner. The applicant further proffers that in addition to the recommendation of the city arborist, he will offer a \$5,000.00 landscaping allowance for the embellishment of any property used or

maintained by the Warwick Village Citizens Association.

7. The developer of the property will not seek an extension of Landover Street or show such an extension as part of any site plan submitted on the property. If, in addition to the above, the Warwick Village Citizens Association requests, the applicant will actually construct a brick wall that will make it impossible for any development on the property to use Landover Street in any way.

8. In the consideration of the residential appearance of Warwick Village, the applicants proffer to have brick paving on all access easements and brick paving to all stoops, steps and entrance-ways to further control the appearance of the development.

9. In addition, the applicant proffers that the development on the property will not have any building height in excess of 35 feet.

10. The applicant proffers that, prior to construction, he will work out an agreement with the city staff to restrict automobile traffic on the property coming from Mount Vernon Avenue until such time as the property is developed.

FROM: RA residence and C-2 commercial  
TO: C-2-B commercial with proffer

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 1900, at the city clerk's office, room 2300 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 2100, 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 requests. 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.

JAMES P. MORAN, JR.  
Mayor

Final Passage: April 11, 1987