

ORDINANCE NO. 3227

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; now 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:

Two portions of a part of Lot 28, Block 1, City of Alexandria Real Estate Assessment Map 61.00. These two portions (parcel 1 and parcel 2), hereinafter described, contain approximately 4.83 acres (210,686 square feet). The portion designated Parcel 1 has frontage on North Quaker Lane of approximately 53 feet.

PARCEL 1.

Beginning at a point marking the southwest corner of the land of Amy Jordan (Tax Map Parcel 61.00-01-11), said point lying North 77° 53' 09" West, 211.28 feet from the west right-of-way line of North Quaker Lane (70 feet wide); thence running through the land of David K. Wiecking South 11° 03' 46" East, 54.47 feet to a point marking the northwest corner of the land of Peter Mikelson and Margaret Shumaker (Tax Map Parcel 61.00-01-12); thence running with the westerly line of said land, continuing with the westerly line of the land of John Garrett (Tax Map Parcel 61.00-01-14), South 05° 55' 09" East, 204.11 feet to a point marking the northwest corner

of the land of Alfred Minnich (Tax Map Parcel 61.00-01-16); thence running through the land of David K. Wiecking of which the parcel herein described is a part, the following courses and distances along the existing RB zone line: North 78° 50' 38" West, 198.88 feet to a point, North 79° 19' 41" West, 118.65 feet to a point and South 10° 40' 19" West, 55.48 feet to a point marking the northwest corner of the land of City of Alexandria (Tax Map Parcel 61.00-01-20) common to the northeast corner of the land of Abdus Samee (Tax Map Parcel 61.00-01-21); thence running with the northerly line of said land of Samee and continuing with the northerly lines of the lands of Albert Woolf, Wodie Danfora and Albert McAllister North 53° 26' 09" West, 356.39 feet to a point lying in the northerly line of said McAllister; thence running through the land of David K. Wiecking of which the parcel herein described is a part, the following courses and distances: North 36° 33' 51" East, 126.77 feet to a point, South 81° 22' 39" East, 33.79 feet to a point of curvature with the arc of a curve to the right whose radius is 175.00 feet for an arc distance of 85.34 feet to a point of tangency South 53° 26' 09" East, 217.84 feet to a point, North 36° 33' 51" East, 64.73 feet to a point, North 84° 04' 51" East, 100.00 feet to a point and North 30° 12' 51" East, 60.00 feet to a point marking a southerly corner of the land of Cooper Dawson (Tax Map Parcel 61.00-01-9); thence with the southerly line of said land South 77° 53' 09" East, 46.85 feet to the point of beginning and containing 96,852 square feet or 2.22 acres.

FROM: R-20 residence and R-8 residence
TO: RB residence

PARCEL 2.

Beginning at a point marking a southerly corner of the land of Cooper Dawson (Tax Map Parcel 61.00-01-09), said point lying North 77° 53' 09" West, 258.13 feet from the southeast corner of the land of Amy Jordan (Tax Map Parcel 61.00-01-11) in the westerly right-of-way line of North Quaker Lane (70 feet wide); thence departing said corner of

Dawson and running through the land of David K. Wiecking of which the parcel herein described is a part, the following courses and distances: South 30° 12' 51" West, 60.00 feet to a point, South 84° 04' 51" West, 100.00 feet to a point, South 36° 33' 51" West, 64.73 feet to a point, North 53° 26' 09" West, 217.84 feet to a point of curvature, with the arc of a curve to the left whose radius is 175.00 feet for an arc distance of 85.34 feet to a point of tangency, North 81° 22' 39" West, 33.79 feet to a point and South 36° 33' 51" West, 126.77 feet to a point lying in the northerly line of Albert McAllister (Tax Map Parcel 61.00-01-25); thence with the northerly line of said land and continuing with the northerly lines of the lands of Hyon Kyu Mun, Robert Batt and Colonial Heights Subdivision, North 53° 26' 09" West, 270.00 feet to a point marking the southwest corner of the land of Preston Davis (Tax Map Parcel 61.00-01-33); thence with the easterly line of said land North 08° 42' 13" West, 92.68 feet to a point marking the southwest corner of the land of Glenwood Clark (Tax Map Parcel 61.00-01-32); thence with the southerly line of said land and continuing with the southerly lines of the lands of Howard Shacklett, James Derrington and John Smucker the following courses and distances: South 81° 22' 39" East, 460.10 feet to a point and North 75° 44' 31" East, 79.98 feet to a point marking a southerly corner of the aforementioned land of Smucker; thence running through the land of David K. Wiecking North 41° 55' 40" West, 60.27 feet to a point marking the southwest corner of the aforementioned land of Cooper Dawson; thence with a southerly line of said land South 59° 47' 09" East, 217.93 feet to the point of beginning and containing 113,834 square feet or 2.61 acres.

FROM: R-20 residence
TO: R-12 residence

Both Parcel 1 and Parcel 2 are rezoned subject to the following conditions proffered by the applicant and accepted by the city, to-wit:

1. Any future development of the Wiecking property (City of Alexandria Tax Map 61.00-01-28) shall be restricted to residential single-family and townhouse use.
2. Vehicular access to any future residential development on the Wiecking property (City of Alexandria Tax Map 61.00-01-28) shall be off Duke Street.
3. If the adjoining properties to the east of the Wiecking property (City of Alexandria Tax Map 61.00-01-28) and the Wiecking property are developed pursuant to a common development plan, vehicular access for the joint development shall be off Duke Street.
4. If the adjoining properties to the east of the Wiecking property (City of Alexandria Tax Map 61.00-01-28) are developed pursuant to separate development plans, Dr. Wiecking, his successors and/or assigns will work with the developer of those adjoining properties to the east to provide access for the development on those adjoining properties over a portion of the Wiecking property.
5. Any future townhouse development on the RB zoned property shall be pursuant to the residential cluster development provisions of The Code of the City of Alexandria, Virginia, 1981, as amended.
6. The maximum number of dwelling units per acre on the RB zoned property shall not exceed 14.5 dwelling units per acre.

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 on the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: June 23, 1987