

ORDINANCE NO. 3393

AN ORDINANCE to amend Section 7-6-3 (ZONE BOUNDARIES; ADOPTION OF ZONING MAPS) of Article A (GENERAL PROVISIONS), Chapter 6 (ZONING), Title 7 (PLANNING AND DEVELOPMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended.

WHEREAS, Northern Virginia Law School ("Applicant"), by Alfred Avins, attorney and NVLS administrator, has filed for the rezoning of the property described below;

WHEREAS, pursuant to due and timely notice which was provided by publication in a newspaper of general circulation in the City of Alexandria, by mailing and by posting, public hearings have been held before the Planning Commission and the Council of the City of Alexandria on the rezoning of the property described below, at which hearings parties in interest and citizens have had an opportunity to be heard; and

WHEREAS, the Council of the City of Alexandria has determined that the rezoning of the property described below is in the public interest; 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 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by changing, in the manner set forth below, the zoning of the property hereafter described:

All of Lot 27, Block 9, City of Alexandria  
Real Estate Map 50.00, containing  
approximately 21,780 square feet (.5 acre),  
known as 4103 Duke Street, having no frontage  
on any public street, as shown on the plat  
entitled RZ-88-7, 5/2/89, attached hereto and  
incorporated herein by reference.

FROM: R-5 and R-8 residential  
TO: C-2-B commercial, with proffers.

Section 2. That the rezoning of the property described in Section 1 of this ordinance is forever subject to and conditioned upon the proffers, voluntarily offered by the Applicant and accepted by city council, that:

1. The height of the proposed building(s) on the subject property shall be limited to 35 feet, calculated in accordance with the existing city code, and that the total floor area ratio applicable to the property shall

be 1.0, which equals 21,780 square feet, excluding use of the basement where excluded by the existing city code and the attic portion of the building(s) where the floor to ceiling height in said attic(s) is less than 7 feet 6 inches;

2. The use of the proposed building(s) shall be limited to offices, library, classrooms and accessory office and/or school and/or library supplies storage associated with the above uses in the proposed building(s);

3. The use of the subject property shall be limited to the proposed buildings and off-street parking;

4. The zone transition setback requirements expressed in section 7-6-123 of the existing city code shall be satisfied by any building constructed on the subject property.

Section 3. That, notwithstanding the provisions of Section 2 above, the subject property shall no longer be bound by the proffers set out in Section 2, and they shall cease to be effective, in the event the city adopts a less restrictive zone classification for the property as part of a comprehensive revision to the zoning code.

Section 4. That this ordinance shall be effective upon the date and at the time of its final passage.

JAMES P. MORAN, JR.  
Mayor

Final Passage: June 27, 1989

