

ORDINANCE NO. 3698

AN ORDINANCE to amend and reordain Sheet No. 54.04 and Sheet No. 58.00 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES) of the City of Alexandria Zoning Ordinance, by rezoning the properties at 638 North Alfred Street and 906 Wythe Street (Zoning Map and Tax Map Parcel Nos. 54.04-12-02 and 54.04-12-03) from RB/Townhouse Zone to CL/Commercial Low Zone with proffer, and by rezoning the properties at 430 and 450 South Pickett Street (Zoning Map and Tax Map Parcel Nos. 58.00-03-02 and 58.00-03-01) from CG/Commercial General Zone to CSL/Commercial Service Low Zone.

WHEREAS, the Office of Historic Alexandria, by Jean M. Federico, director, has filed an application to change the zoning classification established by the official zoning map for the properties known as 638 North Alfred Street and 906 Wythe Street (Zoning and Tax Map Parcel Nos. 54.04-12-02 and 54.04-12-03) from RB/Townhouse Zone to CL/Commercial Low Zone with proffer; and

WHEREAS, ITT Commercial Finance Corporation and Juno Capital Corporation, by Harry P. Hart, attorney, have filed an application to change the zoning classification established by the official zoning map for the properties known as 430 and 450 South Pickett Street (Zoning Map and Tax Map Parcel Nos. 58.00-03-02 and 58.00-03-01) from CG/Commercial General Zone to CSL/Commercial Service Low Zone; and

WHEREAS, the said rezonings are consistent with the 1992 Master Plan for the City of Alexandria, Virginia, as amended; and

WHEREAS, all requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 54.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the properties hereafter described:

906 Wythe Street (Zoning Map and Tax Map Parcel No. 54.04-12-02), having approximately 40 feet of frontage on Wythe Street, and 638 North Alfred Street (Zoning Map and Tax Map Parcel No. 54.04-12-03) having approximately 45 feet of frontage on North Alfred Street, as shown on the sketch plan entitled "RZ #93-011," dated November 4, 1993, attached hereto and incorporated herein by reference.

FROM: RM/Townhouse Zone
TO: CL/Commercial Low Zone, subject, however, to the following proffer:

The properties to be used for public museum and library uses only.

Section 2. That Sheet No. 58.00 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the properties hereafter described:

430 South Pickett Street (Zoning Map and Tax Map Parcel No. 58.00-03-02), having approximately 306 feet of frontage on South Pickett Street and containing approximately 4.3 acres of land, as described and shown in the legal description of 430 South Pickett Street and plat showing the original subdivision and addition to section 2, Wapleton, recorded among the land records of the city in Deed Book 488 at page 447, attached hereto and incorporated herein by reference; and 450 South Pickett Street (Zoning Map and Tax Map Parcel No. 58.01-03-01), having approximately 253 feet of frontage on South Pickett Street and containing approximately 3.5 acres of land, as described and shown in the legal description of 450 South Pickett Street, and plat entitled "Plat showing building location on parcel 3452-03-01 division on parcel on 3451.03, section 2, Wapleton, City of Alexandria, Virginia" dated September 1, 1981, made by Alexandria Surveys Inc., attached hereto and incorporated herein be reference.

FROM: CG/Commercial General Zone
TO: CSL/Commercial Service Low Zone

Section 3. That the director of planning and community development be, and he hereby is, directed to record the foregoing amendments on the said map.

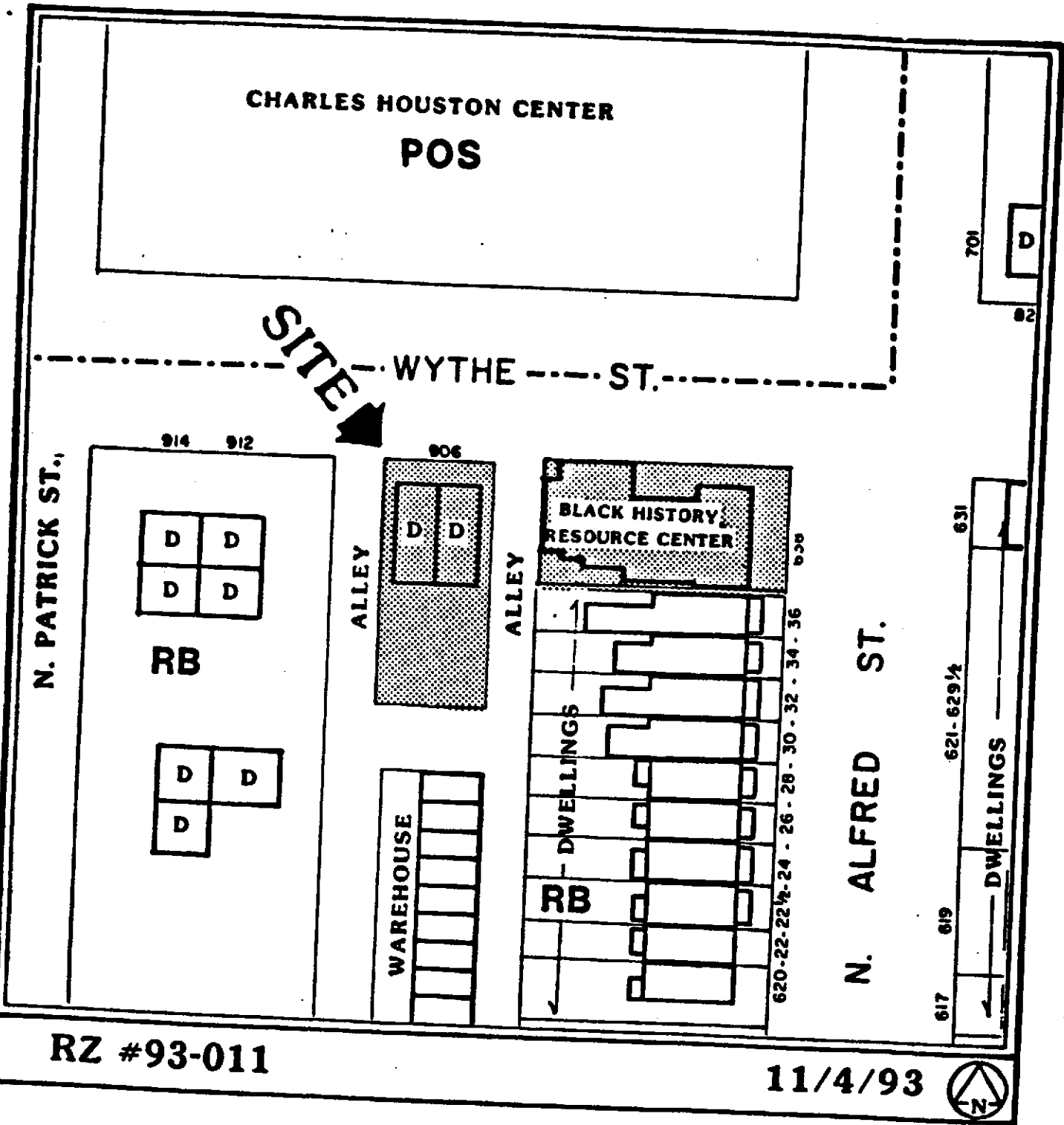
Section 4. That Sheet No. 54.04 and Sheet No. 58.00 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. That this ordinance shall become effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: January 22, 1994

The subject property and surrounding land uses are shown on the sketch below:



LEGAL DESCRIPTION

430 SOUTH PICKETT STREET
Tax Map 58.00-03-02

All that certain parcel of land known as PARCEL 3452-03-02 of a Resubdivision of Parcel 3452-03 of the Subdivision known as RESUBDIVISION AND ADDITION TO SECTION TWO, WAPLETON, as the same appears on a plat attached to a Deed of Resubdivision and Dedication made by Marshall J. Waple and Marie Waple, his wife, dated June 10, 1959, and recorded among the land records of said City on July 2, 1959, in Deed Book 494 at Page 591; the original RESUBDIVISION AND ADDITION TO SECTION TWO, WAPLETON, being duly platted, dedicated and recorded among the land records of said City in Deed Book 488 at Page 447 and as more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of South Pickett Street; point of beginning being a corner common to Parcel 3452-03-01, Division of Parcel 3452-03, Section 2, Wapleton: thence running with the southerly right-of-way line of South Pickett Street along a 1,315.00 foot radius curve to the right having an arc distance of 306.16 feet and a chord of N 55° 38'17" E 305.47 feet to a corner common to Parcel 3452-02 of the Resubdivision and Addition to Section 2, Wapleton; thence departing South Pickett Street and running with a line common to Parcel 3452-02 S 19° 40' 30" E 669.75 feet to a point in the line of the property of the U.S. Government (known as Cameron Station); thence running with a line common to Cameron Station S 70° 19' 30" W 292.50 feet to a corner common to the aforementioned Parcel 3452-03-01; thence running with the line common Parcel 3452-03-01 N 19°57'50" W 592.31 feet to the point and place of beginning containing 4.3020 acres.

ACTUAL PROPERTY AREA

ACQUA PULVERII

PARCEL 3487-03-02

1 STORY BRICK & BLOCK BUILDING
(WAREHOUSE)

ACTUAL PROPERTY

ACTUAL PROPERTY

SOUTH BICKETT STREET

PLAT

RECORD BOOK PAGE NO.

BOOK OF MAPS PAGE NO.

WAPLETON

CITY OF ALEXANDRIA, VIRGINIA

DATE OF RECORDING

	<p>APPROVED FOR RECORDING</p> <p>DATE</p> <p>BY</p>
<p>RECORDED</p> <p>DATE</p> <p>BY</p>	<p>INDEXED</p> <p>DATE</p> <p>BY</p>

2

LEGAL DESCRIPTION
450 South Pickett Street
Tax Map 58.00-03-01

All that certain parcel of land known as PARCEL 3452-03-01 of a Resubdivision of Parcel 3452-03 of the Subdivision known as RESUBDIVISION AND ADDITION TO SECTION TWO, WAPLETON, City of Alexandria, Virginia, as the same appears on a plat attached to a Deed of Resubdivision and Dedication made by Marshall J. Waple and Marie Waple, his wife, dated June 10, 1959, recorded in the Clerk's Office of the Circuit Court of said City in Deed Book 494, Page 591, as also show on a plat entitled "Plat Showing Building Location on Parcel 3452-03-01 Division on Parcel 3452.03, Section 2, Wapleton, City of Alexandria, Virginia" dated September 1, 1981, made by Alexandria Surveys, Inc., and as more particularly described with reference to said plat as follows:

BEGINNING at the point of intersection of the southerly line of South Pickett Street with the easterly line of Edsall Road, thence along the southerly line of South Pickett Street N 46°38'30" E. 252.76 feet to a point; thence S 19° 57' 50" E. 592.31 feet to a point; thence S 70° 19' 30" W. 292.50 feet to a point in the easterly line of Edsall Road; thence along the easterly line of Edsall Road N 18° 36' 50" W. 470.41 feet to the point of BEGINNING, and containing 3.4957 acres, more or less.

