

ORDINANCE NO. 3769

AN ORDINANCE to amend and reordain 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 5350 Dawes Avenue, and 5319 and 5333 Fillmore Avenue from the R-20 Zone to the R-8 Zone with proffers (RZ No. 94-008), by rezoning the properties at 2345 and 2347 Mill Road from the UT/Utilities and Transportation Zone to the CDD/Coordinated Development District No. 1 (Duke Street) Zone (RZ No. 94-012), by rezoning the railway track portion of the properties at 2365-2415 Mill Road from the OCM (100)/Office Commercial Medium Zone to the UT/Utilities and Transportation Zone (RZ No. 94-012), and by rezoning the railway track portion of the property at 108 Telegraph Road from the OCH/Office Commercial High Zone to the UT/Utilities and Transportation Zone (RZ No. 94-012), all in accordance with the said Zoning Map amendments heretofore approved by City Council.

WHEREAS, the City Council of Alexandria finds and determines that:

1. An application has been made to amend the zoning of the properties known as 5350 Dawes Avenue, and 5319 and 5333 Fillmore Avenue (Zoning map and Tax Map Parcel Nos. 10.00-01-13, 10.00-01-36 and 10.01-01-35) from the R-20 Zone to the R-8 Zone with proffers.

2. A technical correction to the Zoning Map is necessary changing the zone classification of the properties at 2345 and 2347 Mill Road (Zoning Map and Tax Map Nos. 72.00-02-16, -17 and -18) from the UT/Utilities and Transportation Zone to the CDD/Coordinated Development District No. 1 (Duke Street) Zone, at 2365-2415 Mill Road (railway track portion only) (Zoning Map and Tax Map Parcel Nos. 72.00-02-05, -06, -07, -08, -11, -13 and -15) from the OCM (100)/Office Commercial Medium Zone to the UT/Utilities and Transportation Zone, and at 108 Telegraph Road (railway track portion only) (Zoning Map and Tax Map Parcel No. 72.00-02-01) from the OCH/Office Commercial High Zone to the UT/Utilities and Transportation Zone, in order to conform with the King Street/Eisenhower Metro Station Small Area Plan Chapter of the 1992 Master Plan of the City of Alexandria, Virginia, as amended.

3. 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. 10.00 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 property hereafter described:

5350 Dawes Avenue (Zoning Map and Tax Map Parcel No. 10.00-01-13), 5319 Fillmore Avenue (Zoning Map and Tax Map Parcel No. 10.00-01-36), and 5333 Fillmore Avenue (Zoning Map and Tax Map Parcel No. 10.00-01-35), containing in the aggregate approximately 1.041 acres of land area, as shown on the sketch plan entitled "RZ 94-008," dated October 4, 1994, attached hereto and incorporated herein by reference.

FROM: R-20/Single Family Zone
TO: R-8/Single Family Zone

Subject, however, to the following proffers:

1. The two new lots on Fillmore shall be a minimum of 12,000 square feet in area as shown on and in accordance with the rezoning plat prepared by Holland Engineering and submitted with the rezoning application.
2. The two new houses shall be a minimum of 1,600 square feet of interior dimension heated space.
3. The two new houses are to be permitted for construction and built at the same time. Demolition of the existing structure at 5350 Dawes Avenue will commence prior to construction of the house on the new lot 502.
4. Evergreen tree plantings shall be provided as an aesthetic enhancement along the Seminary Road property line.
5. Fillmore Avenue and Dawes Avenue shall retain their current character as ditch-section type roads.
6. House architecture will be modern interpretation of traditional style.

Section 2. That Sheet No. 72.00 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 property hereinafter described:

2345 Mill Road (Zoning Map and Tax Map Parcel No. 72.00-02-16) and 2347 Mill Road (Zoning Map and Tax Map Parcel Nos. 72.00-02-17 and -18).

FROM: UT/Utilities and Transportation Zone
TO: CDD/Coordinated Development District No. 1
(Duke Street)

2365-2415 Mill Road (railway track portion only)
(Zoning and Tax Map Nos. 72.00-02-05, -06, -07, -08, -11, -13 and -15).

FROM: OCM (100)/Office Commercial Medium Zone
TO: UT/Utilities Transportation Zone

108 Telegraph Road (railway track portion only)
(Zoning Map and Tax Map Parcel No. 72.00-02-01)

FROM: OCH/Office Commercial High Zone
TO: UT/Utilities and Transportation Zone

All as shown on the sketch plan entitled "RZ No. 94-012," dated october 4, 1994, attached hereto and incorporated herein by reference.

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

Section 4. That Sheet No. 10.00 and Sheet No. 72.00 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

Attachment: Rezoning Sketch Plans

Final Passage: December 17, 1994

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



