

ORDINANCE NO. 5310

AN ORDINANCE to vacate a portion of the public right-of-way on Commonwealth Avenue, adjacent to the property at 2 East Mason Avenue (VAC No. 2019-00002).

WHEREAS, Jesse and Elizabeth Jardim (Owner) have applied for the vacation of a portion of the public right-of-way on Commonwealth Avenue and East Mason Avenue, adjacent to the property at 2 East Mason Avenue in the City of Alexandria, Virginia; and

WHEREAS, in Vacation No. 2019-00002, the planning commission recommended approval to the City Council on September 1, 2020 of a vacation of public right of way, which recommendation was approved by the City Council at public hearing on September 12, 2020; and

WHEREAS, viewers, Jason Dechant, Mary Morgan Wilson, and C.E. Palmer Johnson have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with this vacation; and

WHEREAS, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, as shown on the plat of vacation attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated. The Owner shall show all easements on the plat of consolidation.

3. Except for a fence, the Owner may not construct any buildings, or improvements, including driveways and parking spaces, on the vacated area and may not use the vacated land area to derive any increased development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units. This restriction shall appear as part of the deed of vacation and shall also appear as a note on the consolidated plat, both of which shall be approved by the Director of Planning and Zoning prior to recordation.

4. Owner shall pay \$1,186 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include Jesse and Elizabeth Jardim, and their respective successors in interest.

Section 4. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this vacation, including the execution of documents.

Section 5. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That this ordinance shall be effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

JUSTIN M. WILSON  
Mayor

Adopted: 11/14/20

11/14/2019

LARRY N. SCARTZ  
 Lic. No. 1000-B



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EAST MASON AVENUE  
 50' R/W

PLAT SHOWING  
 LOT 509-A. BLOCK 3  
 BEING A  
 CONSOLIDATION  
 OF LOT 509, BLOCK 3 AND PARCEL A  
**NORTH-WEST ALEXANDRIA**

CASENAME: JESSED JARDIM

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONSEASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY  
 AND DO NOT CERTIFY AS TO OWNERSHIP.

**SCARTZ SURVEYS**

LARRY N. SCARTZ LOCAL (703) 494-4181  
 CERTIFIED LAND SURVEYOR FAX (703) 494-3330  
 WOODBRIDGE, VIRGINIA LARRY.SCARTZ SCARTZ.COM

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