

Ordinance No. 897

AN ORDINANCE to amend Section 35-3, Article II, Chapter 35, of the Code of the City of Alexandria, Virginia, 1953, as amended; which said Sec. 35-3 relates to ZONE BOUNDARIES and ADOPTION OF ZONING MAPS, which said Article II relates to ZONES AND GENERAL PROVISIONS, and which said Chapter 35 relates to ZONING.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a daily paper of general circulation published in the City of Alexandria, Virginia, and by mailing, 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.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FOURTH REVISED ZONING MAP" described and referred to in Sec. 35-3, Article II, Chapter 35, of The Code of the City of Alexandria, Virginia, 1953, 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:

- A. All of lots 1 and 2, block 3, Assessment map 113 being the west side of the 700 block of North West Street between Wythe Street and Madison Street and Parcels 1 and 2 of the land of the R.F.&P. Railroad running west of block 3 to the Railroad right of way. FROM C-2 Commercial to I-1 light industrial.

The land of Matheson (formerly Strong) and Hooff lying to the rear of the property on the north side of the 3600 block of Duke Street and to the rear of properties on the west side of the 100 block of North Quaker Lane being further described by metes and bounds as follows:

- B. Parcel 1: Beginning at the corner of Moss and Matheson in the line of Delta Subdivision and running thence with the line of Moss N. 43° 25' E. 856.55 feet to the corner of Goodman; thence with the line of Goodman S. 72° 59' E. 165 feet; thence through the land of Hooff and Matheson 328.60 feet along the arc of a curve having a radius of 300 feet and a chord bearing S. 48° 23' 45" W. 312.42 feet, 139.23 feet along the arc of a curve having a radius of 100 feet and a chord bearing S. 39° 53' 15" W. 128.26 feet, South 142.91 feet, S. 8° 00' E. 284.30 feet, 41.74 feet along the arc of a curve having a radius of 100 feet and a chord bearing S 19° 57' 25" E. 41.43 feet, S. 31° 54' 50" E. 149.29 feet, 188.50 feet along the arc of a curve having a radius of 180 feet and a chord bearing S. 1° 54' 50" E. 180 feet, S. 28° 05' 10" W. 56.35 feet and N. 44° 31' 50" W. 188.60 feet to the line of Delta Subdivision; thence with the line of said subdivision N. 44° 31' 50" W. 585.31 feet to the point of beginning containing 6.643 acres of land. FROM R-20 Residential to R-12 Residential.

Parcel 2: Beginning at the corner of Matheson and Strong in the line of Hooff and running thence with the line of Strong S. 16° 50' 20" W 472.30 feet to the corner of Dawson; thence with the line of Dawson and others S. 1° 50' 20" E. 614.27 feet to the line of Murphy; thence with the line of Murphy N. 44° 31' 50" W. 380.70 feet; thence through the land of Matheson N. 44° 31' 50" W. 117.33 feet; thence continuing through the land of Matheson and Hooff N. 28° 05' 10" E. 56.35 feet, 188.50 feet along the arc of a curve having a radius of 180 feet and a chord bearing N. 1° 54' 50" W. 180 feet, N. 31° 54' 50" W. 149.29 feet, 41.74 feet along the arc of a curve having a radius of 100 feet and a chord bearing N. 19° 57' 25" W. 41.43 feet,

N. 8° 00' W. 284.30 feet S. 142.91 feet, 139.23 feet along the arc of a curve having a radius of 100 feet and a chord bearing N. 39° 53' 15" E. 128.26 feet and 328.60 feet along the arc of a curve having a radius of 300 feet and a chord bearing N. 48° 23' 45" E. 312.42 feet to the line of Goodman; thence with the line of Goodman S. 72° 59' E. 511.21 feet thence through the land of Hoeff S. 16° 50' 20" W. 319.17 feet to the line of Strong N. 73° 09' 40" W. 139.75 feet to the point of beginning containing 13.547 acres of land. FROM R-20 Residential to R-12 Residential.

- C. Land beginning at the southwesterly corner of Lot 11, Wapleton Subdivision, said point also lying in the easterly line of Charles Mitchell, and running thence with said line North 12° 44' West, 162 feet, more or less, thence running through the land of which the parcel herein described is a part: North 52° 30' East, 570 feet, more or less; thence South 88° 00' East, 1165 feet, more or less; thence North 70° 30' East, 455 feet, more or less; and thence South 14° 24' West, 360 feet, more or less, along the existing I-1/R-8 zone line to a point in the northerly line of the land of the Southern Railway Company; thence with said land: South 76° 24.5' West, 1730 feet, more or less; thence North 12° 44' West, 216 feet, more or less; and thence South 77° 16' West, 200 feet to the point of beginning, containing 18.95 acres, more or less. FROM R-5 Residential to I-1 light industrial.
- D. Land beginning at a point in the land of which the parcel herein described is a part, said point lying South 14° 24' West, 580 feet, more or less, from the southerly line of Duke Street along the existing I-1/R-8 zone line and running thence through the land with said zone line South 14° 24' West, 840 feet, more or less; thence continuing through the land with the existing R-5/R-8 zone line South 70° 30' West, 455 feet, more or less, and North 88° 00' West, 1165 feet, more or less; thence continuing through the land; North 60° 00' East, 270 feet, more or less; North 76° 00' East, 1065 feet, more or less; North 54° 00' East, 430 feet, more or less; and North 35° 15' East, 330 feet, more or less, to the point of beginning containing 11.95 acres, more or less. FROM R-8 Residential to I-1 light industrial.
- E. Land beginning at a point in the land of which the parcel herein described is a part, said point lying South 14° 24' West, 270 feet, more or less, from the southerly line of Duke Street along the existing I-1/R-8 zone line and running thence through the land with said zone line South 14° 24' West, 310 feet, more or less; thence continuing through the land; South 35° 15' West 350 feet, more or less; South 54° 00' West, 430 feet, more or less; South 76° 00' West, 1065 feet, more or less; South 60° 00' West, 270 feet, more or less, to a point in the existing R-5/R-8 zone line; thence with said zone line North 88° 00' West, 352 feet, more or less; thence continuing through the land: North 60° 00' East, 600 feet, more or less; North 76° 00' East, 1050 feet, more or less; North 54° 00' East, 350 feet, more or less; North 35° 15' East, 290 feet, more or less; North 14° 24' East, 245 feet, more or less; and South 75° 40' East, 180 feet to the point of beginning, containing 10.88 acres, more or less. FROM R-8 Residential to R-5 Residential.
- F. Land beginning at a point in South Reynolds Street, said point being the easterly corner of the estate of B. G. Durrer; thence with said Durrer South 33° 19' East, 360.1 feet and North 58°

41' East, 315.0 feet; thence with the southeasterly lines of Cauble, Bevis and Deane: North 61° 18' East, 173.8 feet; North 40° 12' East, 350.0 feet; North 25° 04' East, 322.6 feet, North 26° 14' East, 105.6 feet; South 75° 14' East, 229.0 feet; and North 17° 44' East, 210.4 feet; thence running through the land of which the parcel herein described is a part: South 75° 40' East, 680 feet, more or less; South 14° 24' West, 245 feet, more or less; South 35° 15' West, 290 feet, more or less; South 54° 00' West, 350 feet, more or less; South 76° 00' West, 1050 feet, more or less; South 60° 00' West, 600 feet, more or less; and North 88° 00' West, 178 feet, more or less to a point in the aforesaid South Reynolds Street; thence North 29° 10' East, 73.05, North 3° 22' East, 249.00 feet and North 15° 38' East, 51 feet, more or less; thence with the lines of Lots 4, 3, and 2: South 74° 22' East, 198 feet, more or less; North 30° 23' East, 133 feet, more or less; North 54° 53' East, 88 feet, more or less; and North 36° 30' West, 200 feet, more or less, to another point in said South Reynolds Street; thence North 50° 43' East 108 feet to the point of beginning, containing 23.62 acres, more or less. FROM R-8 Residential to R-5 Residential.

- G. Land beginning at a point in the land of which the parcel herein described is a part, said point lying South 14° 24' West, 30 feet from the southerly line of Duke Street along the existing I-1/R-8 zone line and running thence through the land with said zone line South 14° 24' West, 240 feet; thence continuing through the land: North 75° 40' West, 860 feet, more or less, to a corner common to Deane and Durrer; thence with said Durrer North 17° 50' East, 240 feet; thence through the entire tract 30 feet from and parallel to the aforementioned line of Duke Street North 75° 40' West, 860 feet, more or less to the point of beginning, containing 4.78 acres, more or less. FROM R-8 Residential to R-5 Residential.
- H. All of lots 1 and 10 of block 1, assessment map 153 being the northeast corner of Royal and First Streets and property formerly belonging to the City of Alexandria having frontage on Royal, Second and Fairfax Streets. FROM R-A Residential to I-1 light industrial.
- I. All of lot 14, block 12, assessment map 143 being further described as 1109, 1111, and 1113 North Royal Street extension of existing I-1 light industrial zone northward to include lot 14. FROM R-A Residential to I-1 light industrial.
- J. All of lots 4 and 1, block 6, assessment map 215 being further described as the 3301 and 3305 Mt. Vernon Avenue being the eastside of the block between Herbert Street and Leadbeater Street. FROM R-A Residential to C-2 Commercial.

Section 2. That this ordinance shall be published in a newspaper of general circulation 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 Clerk of Council 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 the date of its final passage.

Attest: Patsy Altizer, City Clerk

LEROY S. BENDHEIM
Mayor

Final Passage: January 24, 1956