

Introduction and first reading:	10/8/02
Public hearing:	10/19/02
Second reading and enactment:	10/19/02

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2002-0003, by adding a new provision to the City of Alexandria Zoning Ordinance to allow the conversion of noncomplying structures on King Street in Old Town from nonresidential to residential use, with special use permit approval.

Sponsor

Department of Planning and Zoning

Staff

Eileen Fogarty, Director of Planning and Zoning
Ignacio B. Pessoa, City Attorney

Authority

§§ 2.04(w), 9.09(g) and 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance

None

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 12-102 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Subsection (D) to read as follows:

- (D) Residential reuse. A building which faces the unit through 1500 block of King Street, and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

Section 2. That Section 12-102 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective upon the date at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which are on such date pending before any city department, agency or board, or before city council, or on judicial review; shall apply to all such applications which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

KERRY J. DONLEY
Mayor

Introduction: 10/8/02
First Reading: 10/8/02
Publication:
Public Hearing:
Second Reading:
Final Passage:

20-25
10-8-02

- CITY SEAL -

Public Hearing will be held by the City Council of the City of Alexandria, Virginia, in the Council Chamber, City Hall, City of Alexandria, Virginia, on Saturday, October 19, 2002, at 9:30 a.m., or as soon thereafter as may be heard on the hereinafter described ordinances.

TITLE OF ORDINANCE

AN ORDINANCE authorizing the owner of the property at 815 King Street to establish and maintain an encroachment for two shop windows into the public sidewalk right-of-way at 815 King Street, in the City of Alexandria, Virginia.

The proposed ordinance permits the owner of 815 King Street to establish and maintain two shop windows which will encroach into the public sidewalk right-of-way at 815 King Street, in the City of Alexandria, Virginia.

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TITLE OF ORDINANCE

AN ORDINANCE authorizing the owner of the property at 220-228 North Payne Street to establish and maintain an encroachment for an iron fence into the public sidewalk right-of-way at 220-228 North Payne Street, in the City of Alexandria, Virginia.

The proposed ordinance permits the owner of 220-228 North Payne Street to establish and maintain an encroachment for an iron fence which will encroach into the public sidewalk right-of-way at 220-228 North Payne Street, in the City of Alexandria, Virginia.

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TITLE OF ORDINANCE

AN ORDINANCE authorizing the owner of the property at 300 South Lee Street to establish and maintain an encroachment for two window wells and a front stoop into the public sidewalk right-of-way at 300 South Lee Street, in the City of Alexandria, Virginia.

The proposed ordinance permits the owner of the property at 300 South Lee Street to establish and maintain an encroachment for two window wells and a front stoop into the public sidewalk right-of-way at 300 South Lee Street, in the City of Alexandria, Virginia, subject to conditions protecting the adjacent property.

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TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain Section 11-302 (NOTICE REQUIREMENTS FOR PARTICULAR HEARINGS), under Section 11-300 (NOTICE OF PUBLIC HEARINGS), of Division A (ADMINISTRATION AND ENFORCEMENT OF ORDINANCE AND NOTICE OF PUBLIC HEARINGS), Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance (TA NO. 2002-0001).

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2002-0001, to provide that in the case of an appeal to city council, written notice to abutting owners, and placard notice, for the public hearing shall be provided by the city, in addition to notice published in a newspaper. The new written and placard notice requirements will apply to appeals heard on or after November 1, 2002.

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TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain Section 2-100 (DEFINITIONS) of Article II (DEFINITIONS), by adding thereto a new Section 2-187.1 (PUBLIC RECYCLING CENTER), and to amend and reordain Section 6-105 (SPECIAL USES), under Section 6-100 (POS/PUBLIC OPEN SPACE ZONE), of Article VI (SPECIAL AND OVERLAY ZONES), by adding thereto a new Subsection (J) (Public Recycling Center), all of the City of Alexandria Zoning Ordinance (TA NO. 2002-0002).

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2002-0002, to allow public recycling centers, as restrictively defined, in the POS Zone, with special use permit approval.

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TITLE OF ORDINANCE

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2002-0003, by adding a new provision to the City of Alexandria Zoning Ordinance to allow the conversion of noncomplying structures on King Street in Old Town from nonresidential to residential use, with special use permit approval.

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THE PUBLIC IS ADVISED THAT AMENDMENTS OR ADDITIONS MAY BE MADE TO PROPOSED ORDINANCES WITHOUT FURTHER PUBLICATION. IT IS RECOMMENDED THAT PERSONS INTERESTED IN ANY OF THESE ORDINANCES OBTAIN FREE FULL-TEXT COPIES FROM THE CITY CLERK AT CITY HALL. BEVERLY I. JETT, CMC, CITY CLERK

To be published in the:

Northern Virginia Journal on Thursday, October 10, 2002
Alexandria Gazette Packet on Thursday, October 10, 2002