EXHIBIT NO. 1

19
12-8-03

Introduction and first reading:	12/08/03
Public hearing:	12/16/03
Second reading and enactment:	12/16/03

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE authorizing the owner of 122/124 North Fayette Street to establish and maintain an encroachment for a building wall and bay windows into the public sidewalk right-of-way at 122/124 North Fayette Street, in the City of Alexandria, Virginia.

Summary

The proposed ordinance permits the owner of 122/124 North Fayette Street to establish and maintain an encroachment for a building wall and bay windows into the public sidewalk right-of-way at 122/124 North Fayette Street, in the City of Alexandria, Virginia.

Sponsor

Staff

Eileen P. Fogarty, Director, Planning & Zoning
Ignacio B. Pessoa, City Attorney

Authority

§ 2.04(e), Alexandria City Charter

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

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EXHIBIT NO. 2

ORDINANCE NO. _____

AN ORDINANCE authorizing the owner of 122/124 North Fayette Street to establish and maintain an encroachment for a building wall and bay windows into the public sidewalk right-of-way at 122/124 North Fayette Street, in the City of Alexandria, Virginia.

WHEREAS, David S. Carmak ("Owner") is the Owner of the property located at 122/124 North Fayette Street, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to maintain an existing building wall and to construct two bay windows which will encroach into the public sidewalk right-of-way at 122/124 North Fayette Street; and

WHEREAS, the public right-of-way at that point on 122/124 North Fayette Street will not be significantly impaired by this encroachment; and

WHEREAS, this encroachment has been approved by the Planning Commission of the City of Alexandria at one of its regular meetings subject to certain conditions; and

WHEREAS, it has been determined by the Council of the City of Alexandria that this encroachment is not detrimental to the public interest; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Owner be, and the same hereby is, authorized to establish and maintain an encroachment into the public sidewalk right-of-way at 122/124 North Fayette Street, in the City of Alexandria, said encroachment consisting of an existing building wall and two bay windows, as generally shown on the Encroachment Plan attached hereto, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owner of liability for any negligence on his part on account of or in connection with the encroachment and shall be subject to the provisions set forth below.

Section 2. That the authorization hereby granted to establish and maintain said encroachment shall be subject to and conditioned upon Owner maintaining, at all times and at his own expense, liability insurance, covering both bodily injury and property damage, with a company authorized to transact business in the Commonwealth of Virginia and with minimum limits as follows:

Bodily Injury:	$1,000,000 each occurrence $1,000,000 aggregate
Property Damage:	$1,000,000 each occurrence $1,000,000 aggregate

This liability insurance policy shall identify the City of Alexandria and Owner as named insureds and shall provide for the indemnification of the City of Alexandria and Owner against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and effect, the authorization herein granted to establish and maintain the encroachment shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In that event, Owner shall, upon notice from the city, remove the encroachment from the public right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of Owner. Nothing in this section shall relieve Owner of his obligations and undertakings required under this ordinance.

Section 3. That the authorization hereby granted to establish and maintain said encroachment shall in addition be subject to and conditioned upon the following term:

(a) Neither the City of Alexandria nor any public utility company shall be responsible for damage to Owner's property encroaching into the public right-of-way during repair, maintenance or replacement of the public right-of-way or any public facilities or utilities in the area of encroachment.

Section 4. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner shall be deemed to have promised and agreed to save harmless the City of Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by reason of the establishment, construction, placement, existence, use or maintenance of the encroachment.

Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owner's maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

Section 6. That nothing in this ordinance is intended to constitute, or shall be deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any of its officers or employees.

Section 7. That the authorization herein granted to establish and maintain the encroachment shall be terminated whenever the City of Alexandria desires to use the affected public right-of-way for any purpose whatsoever and, by written notification, demands from Owner the removal of the encroachment. Said removal shall be completed by the date specified in the notice and shall be accomplished by Owner without cost to the city. If Owner cannot be found, or shall fail or neglect to remove the encroachment within the time specified, the city shall have the right to remove the encroachment, at the expense of Owner, and shall not be liable to Owner for any loss or damage to the structure of the encroachment caused by the removal.

Section 8. That this ordinance shall be effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Introduction: 12/8/03
First Reading: 12/8/03
Publication:
Public Hearing:
Second Reading:
Final Passage:

Attachment: Encroachment Plan

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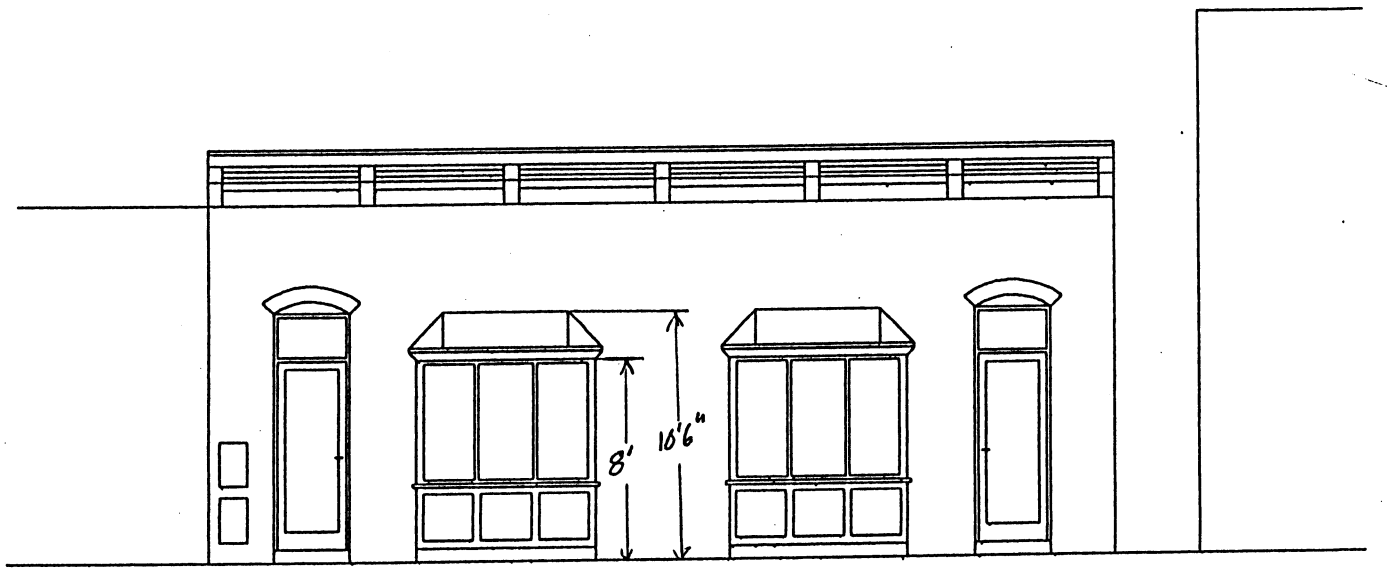
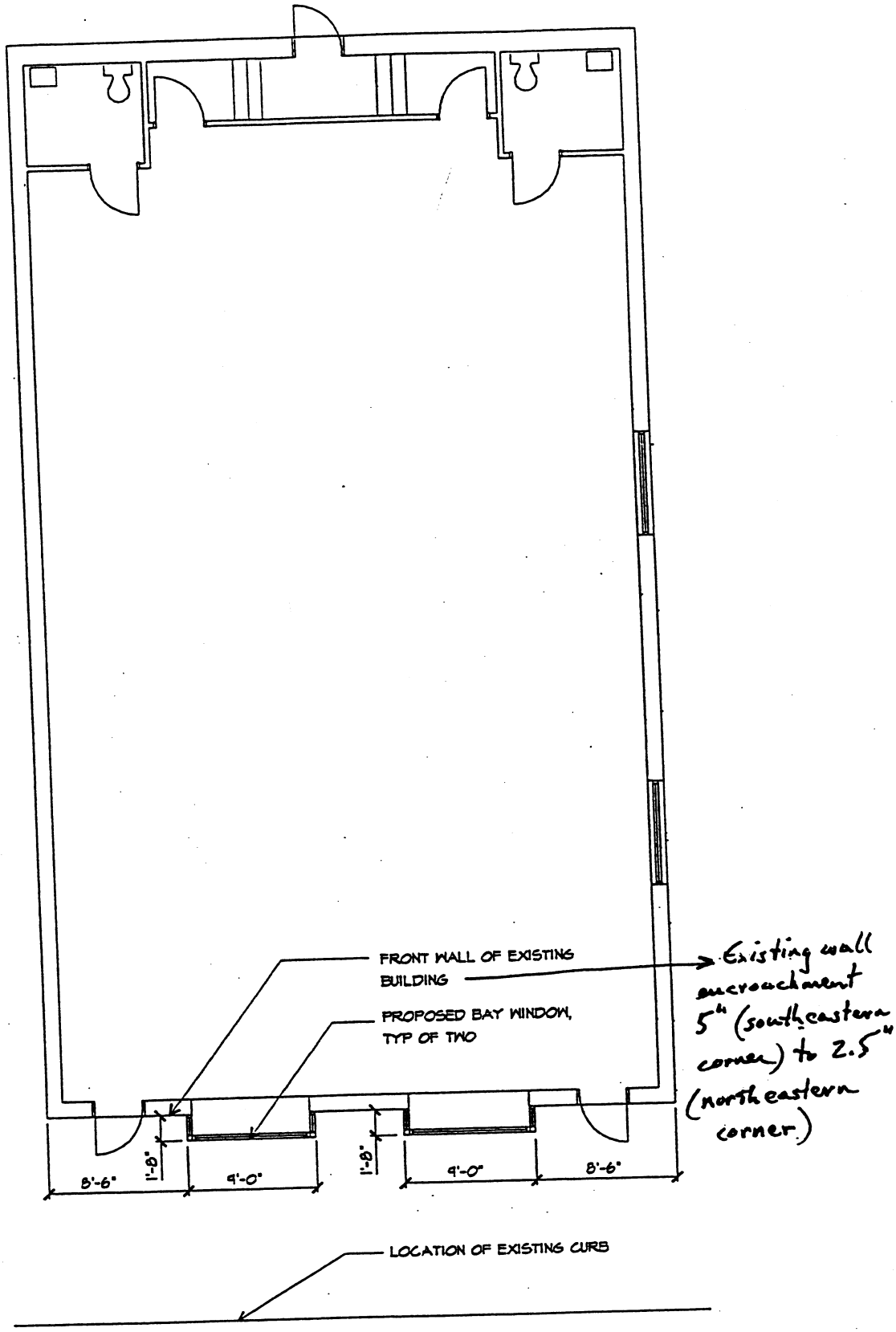


FRONT ELEVATION
122 & 124 NORTH FAYETTE STREET

1/8"=1'-0" 10 JULY 2003

ENC2003-0005
5
10



FLOOR PLAN
122 & 124 NORTH FAYETTE STREET

1"=10' 10 JULY 2003

ENC2003-0005

6

10' PUBLIC ALLEY

ASPHALT ALLEY

ON 0.3'
EDGE OF ASPHALT
OFF 0.1'
20.00'
19.00'
0.7' BRICK RET. WALL
CONCRETE RAMP
CONCRETE WALK & PARKING
0.7' BRICK & BLOCK RET. WALL
ON 0.3'
ON 0.1'
STEPS
STEPS
OVERHEAD WIRE
ON 10.3'
38.8'
ON 10.3'
OFF 0.5'
ON 0.1'
ON 0.1'
1,600 S.F.
1,520 S.F.
80.00'
80.00'
80.00'
GRAVEL PARKING
EDGE OF CONCRETE
WINDOW W/ A.C.
N 80°41'00" W
70.1'
69.9'
OFF 3.4'
CONCRETE WALK
S 80°41'00" E
1 STORY BRICK BUILDING # 118-120
OWNER: RENEE ROBERTS
4335 LOYOLA AVENUE
ALEXANDRIA, VA 22304
1 STORY BRICK BUILDING
122
124
WINDOW W/ A.C.
2 STORY BRICK BUILDING # 126
OWNER: CATHIE D. WEBSTER
304 SOUTH LEE STREET
ALEXANDRIA, VA 22304
OFF 0.5'
ON 0.1'
ON 0.1'
OFF 3.6'
100.00'
20.00'
38.8'
19.00'
57.58'
OFF 0.4'
P.O.B. # 122
P.O.B. # 124
BRICK WALK
GATE
OFF 0.2'
CONCRETE WALK
BRICK WALK
SIGN
BRICK MEDIAN
PLANTER
WATER VALVE
BRICK WALK
WATER METER
SIGN
0.5' STONE CURB
S 09°17'00" W ~ 39.00'

Existing building wall encroachment

MONUMENT LINE N 09°30'00" E

66' WIDE PUBLIC RIGHT-OF-WAY (NORTH FAYETTE ST.)