

1	Introduction and first reading:	1/11/05
2	Public hearing:	1/22/05
3	Second reading and enactment:	1/22/05

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE authorizing the owner of 833 South Fairfax Street Street to establish and maintain an encroachment for a fence.

Summary

The proposed ordinance permits the owner of 833 South Fairfax Street to construct a brick and metal picket fence with piers not taller than five feet, which will encroach four and one-half feet into the public right-of-way along the South Fairfax Street frontage of the property, for a length of 40 feet.

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

ORDINANCE NO. _____

AN ORDINANCE authorizing the owner of 833 South Fairfax Street Street to establish and maintain an encroachment for a fence.

WHEREAS, Tushar Suthar ("Owner") is the Owner of the property located at 833 South Fairfax Street, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain a brick and metal picket fence which will encroach into the public sidewalk right-of-way at that location; and

WHEREAS, the public sidewalk right-of-way at that location 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 833 South Fairfax Street, in the City of Alexandria, said encroachment consisting of a brick and metal picket fence, with piers no greater than five feet in height, and extending four and one-half feet into the public right-of-way along the South Fairfax Street frontage of the property, for a length of 40 feet, as generally shown on the plat and elevation drawing 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

1 This liability insurance policy shall identify the City of Alexandria and Owner as named
2 insureds and shall provide for the indemnification of the City of Alexandria and Owner against
3 any and all loss occasioned by the establishment, construction, placement, existence, use or
4 maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed
5 with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the
6 event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in
7 force and effect, the authorization herein granted to establish and maintain the encroachment
8 shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In
9 that event, Owner shall, upon notice from the city, remove the encroachment from the public
10 right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of
11 Owner. Nothing in this section shall relieve Owner of his obligations and undertakings required
12 under this ordinance.
13

14 Section 3. That the authorization hereby granted to establish and maintain said
15 encroachment shall in addition be subject to and conditioned upon the following terms:
16

- 17 (a) Neither the City of Alexandria nor any public utility company shall be responsible
18 for damage to Owner's property encroaching into the public right-of-way during
19 repair, maintenance or replacement of the public right-of-way or any public facilities
20 or utilities in the area of encroachment.
21
- 22 (b) No plants or vegetation within the encroachment area shall exceed 36 inches in
23 height.
24

25 Section 4. That by accepting the authorization hereby granted to establish and
26 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner
27 shall be deemed to have promised and agreed to save harmless the City of Alexandria from any
28 and all liability (including attorneys' fees and litigation expenses) arising by reason of the
29 establishment, construction, placement, existence, use or maintenance of the encroachment.
30

31 Section 5. That the authorization herein granted to establish and maintain the
32 encroachment shall be subject to Owner maintaining the area of the encroachment at all times
33 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous
34 matter.
35

36 Section 6. That nothing in this ordinance is intended to constitute, or shall be
37 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any
38 of its officers or employees.
39

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

1 to Owner for any loss or damage to the structure of the encroachment or personal property
2 within the encroachment area, caused by the removal.
3

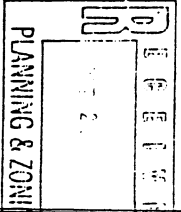
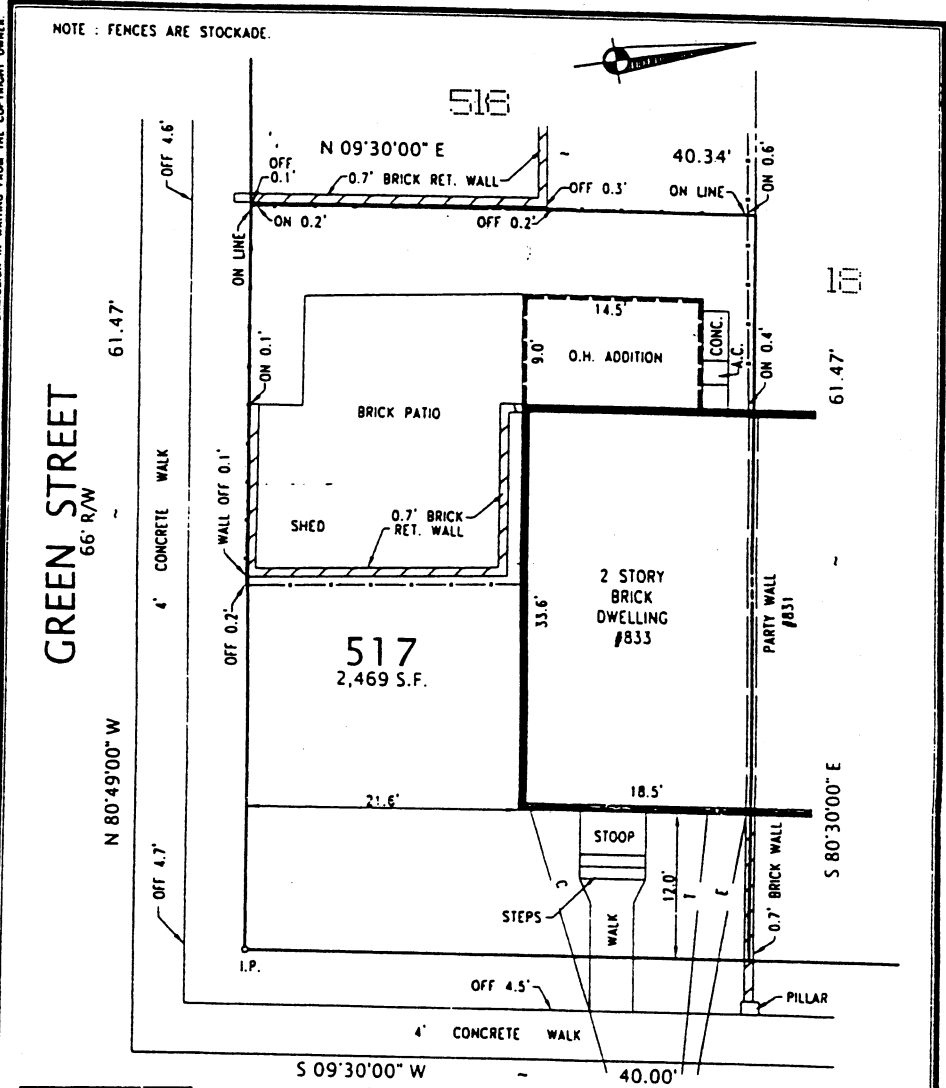
4 Section 8. That this ordinance shall be effective upon the date and at the time of its
5 final passage.
6

7
8 WILLIAM D. EUILLE
9 Mayor
10

11 Attachment: Encroachment plat and elevation drawing
12

13 Introduction: 1/11/05
14 First Reading: 1/11/05
15 Publication:
16 Public Hearing:
17 Second Reading:
18 Final Passage:
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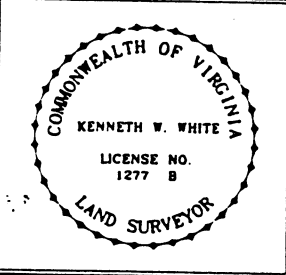
SOUTH FAIRFAX STREET
66' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOT 517 BLOCK 5
RESUBDIVISION OF LOT 17
YATES GARDENS
CITY OF ALEXANDRIA, VIRGINIA
SCALE 1" = 10' APRIL 16, 2001

PLAT SUBJECT TO RESTRICTIONS OF RECORD
TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

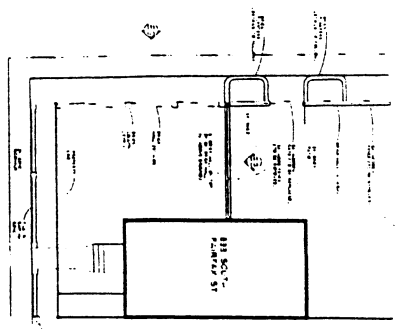
Kenneth W. White
KENNETH W. WHITE L.S.



CASE NAME
UPDEGRAFF / PEARSON - SUTHAR
LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.

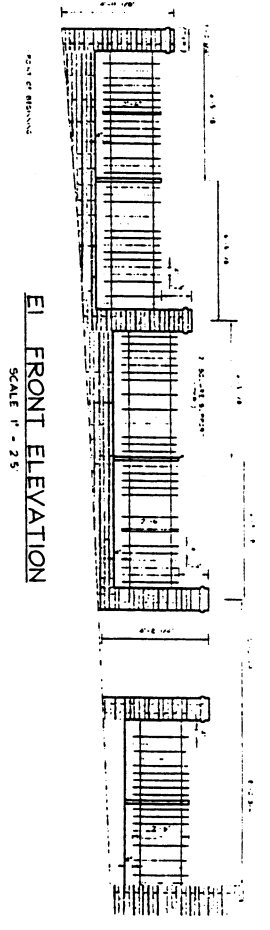
ALEXANDRIA SURVEYS, INC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-860-8615
FAX 703-768-7764

#010410007

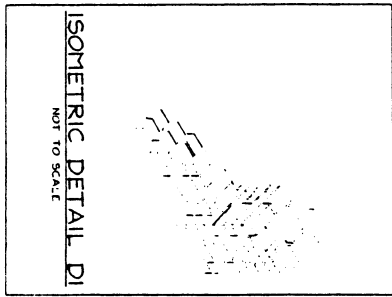


PLAN VIEW
SCALE 1" = 10'-0"

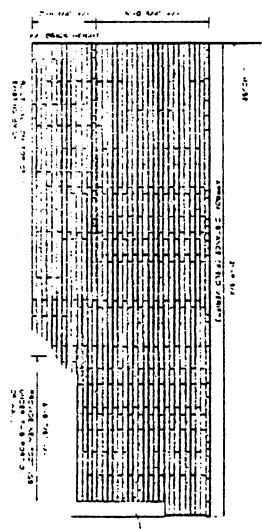
NOTES: 1. SEE PLAN FOR DIMENSIONS
2. ALL WALLS TO BE CONSTRUCTED
3. AS PER CITY & STATE REGULATIONS



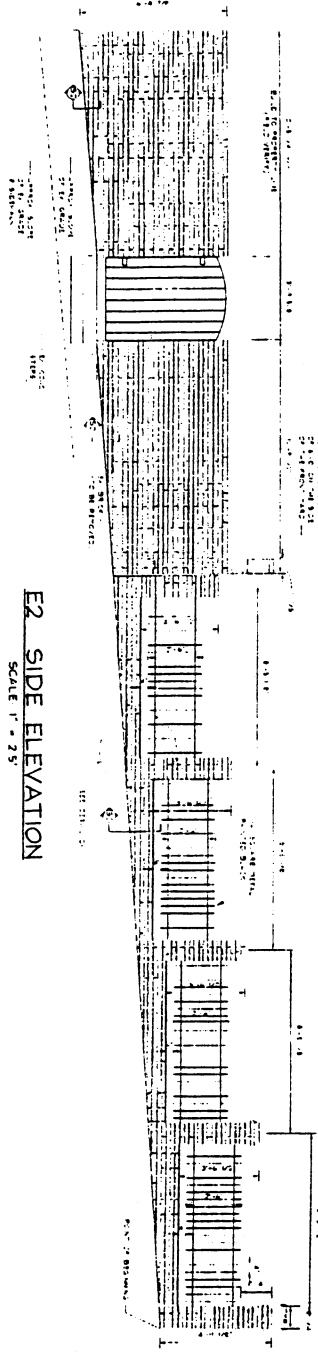
E1 FRONT ELEVATION
SCALE 1" = 25'



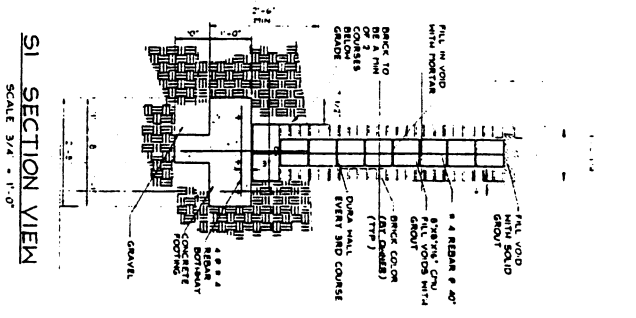
ISOMETRIC DETAIL DI
NOT TO SCALE



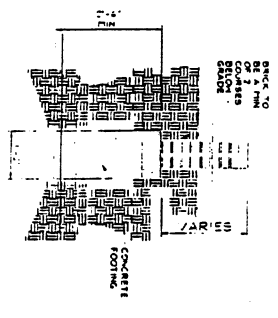
E3 SIDE ELEVATION
SCALE 1" = 25'



E2 SIDE ELEVATION
SCALE 1" = 25'



S1 SECTION VIEW
SCALE 3/4" = 1'-0"



S2 SECTION VIEW
SCALE 3/4" = 1'-0"

BRICK WALL ELEVATIONS / DETAILS
TUSHAR SUTHAR

PROJECT NO.	DATE
CLIENT NAME	SCALE
DESIGNER	SHEET NO.
CHECKER	TOTAL SHEETS
DATE	PROJECT LOCATION