

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing the owner of the property located at 2601 Oakville Street to construct and maintain an encroachment for balconies on Richmond Highway.

WHEREAS, OT Block B SUB, LLC is the Owner (“Owner”) of the property located at 2601 Oakville Street, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain balconies which will encroach into the public sidewalk right-of-way on Richmond Highway; and

WHEREAS, the public sidewalk right-of-way at that location will not be significantly impaired by this encroachment; and

WHEREAS, in Encroachment No. 2021-00007 the Planning Commission of the City of Alexandria recommended approval to the City Council subject to certain conditions at one of its regular meetings held on December 7, 2021, which recommendation was approved by the City Council at its public hearing on December 18, 2021; 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 on Richmond Highway at 2601 Oakville Street as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of balconies, 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 their 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 their 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  
2 This liability insurance policy shall identify the City of Alexandria and Owner as named insureds  
3 and shall provide for the indemnification of the City of Alexandria and Owner against any and  
4 all loss occasioned by the establishment, construction, placement, existence, use or maintenance  
5 of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city  
6 attorney's office. Any other provision herein to the contrary notwithstanding, in the event this  
7 policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and  
8 effect, the authorization herein granted to establish and maintain the encroachment shall, at the  
9 option of the city, forthwith and without notice or demand by the city, terminate. In that event,  
10 Owner shall, upon notice from the city, remove the encroachment from the public right-of-way,  
11 or the city, at its option, may remove the encroachment at the expense and risk of Owner.  
12 Nothing in this section shall relieve Owner of its obligations and undertakings required under  
13 this ordinance.  
14

15 Section 3. That the authorization hereby granted to establish and maintain said  
16 encroachment shall in addition be subject to and conditioned upon the following terms:  
17

- 18 (a) Neither the City of Alexandria nor any public or private utility company shall be  
19 responsible for damage to Owner's property encroaching into the public right-of-way  
20 during repair, maintenance or replacement of the public right-of-way or any public  
21 facilities or utilities in the area of encroachment.  
22
- 23 (b) The Owner shall be responsible for replacement and repairs to the adjacent City  
24 right-of-way, including any areas damaged during construction activity.  
25
- 26 (c) In the event the City shall, in the future, have need for the area of the proposed  
27 encroachment, the Owner shall remove any structure that encroached into the public  
28 right-of-way, within 60 days, upon notification by the City. The Owner shall bear all  
29 the cost associated with any future removal of the encroachments.  
30

31 Section 4. That by accepting the authorization hereby granted to establish and  
32 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner  
33 shall be deemed to have promised and agreed to save harmless the City of  
34 Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by  
35 reason of the establishment, construction, placement, existence, use or maintenance of the  
36 encroachment.  
37

38 Section 5. That the authorization herein granted to establish and maintain the  
39 encroachment shall be subject to Owner maintaining the area of the encroachment at all times  
40 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous  
41 matter.  
42

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 or personal property within the encroachment area, caused by the removal.

Section 8. The terms “Owner” shall be deemed to include OT Block B SUB, LLC and its respective successors in interest.

Section 9. That this ordinance shall be effective upon the date and at the time of its final passage.

JUSTIN WILSON  
Mayor

Attachment: Encroachment plat

Introduction: 02/08/22

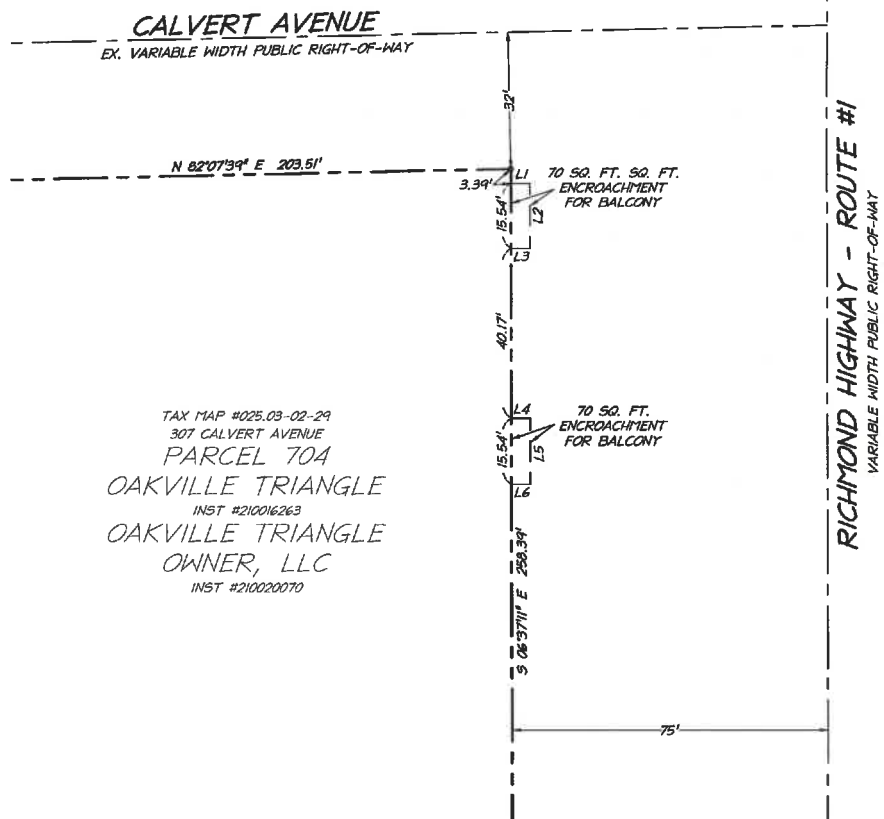
First Reading: 02/08/22

Publication:

Public Hearing: 02/12/22

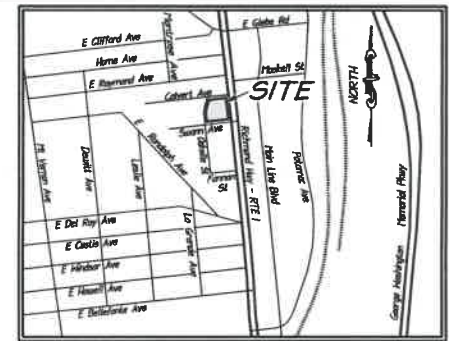
Second Reading: 02/12/22

Final Passage: 02/12/22



### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°22'49" E	4.50'
L2	S 06°37'11" E	15.54'
L3	S 83°22'49" W	4.50'
L4	N 83°22'49" E	4.50'
L5	S 06°37'11" E	15.54'
L6	S 83°22'49" W	4.50'



VICINITY MAP  
SCALE: 1" = 1000'

### GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON CITY OF ALEXANDRIA BY TAX MAP NUMBER #025.03-02-29.
2. NO CURRENT TITLE REPORT FURNISHED FOR THIS DOCUMENT. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE ARE NOT SHOWN HEREON.



Rev#	DATE	REVISION	SHEET NO.
			/ of /

ENCROACHMENT FOR BALCONIES  
RICHMOND HIGHWAY - ROUTE #1 - PUBLIC RIGHT OF WAY  
AT  
PARCEL 704, OAKVILLE TRIANGLE  
CITY OF ALEXANDRIA, VIRGINIA

PROJ: 14007.001.00

SCALE: 1"=20'

DATE: 09/13/21

DRAWN: PGS  
CHECKED: WEB

SHEET NO.

/ of /

11074

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