

ORDINANCE NO. 4883

AN ORDINANCE authorizing the owners of the property located at 941 and 945 North Alfred Street to construct and maintain an encroachment for two porches at that location.

WHEREAS, James Bland Housing V Limited Partnership is the owner ("Owner") of the property located at 941 and 945 North Alfred Street in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain two porches that are approximately 6 feet deep and 14 feet wide on the front of two residential units of which approximately 2.62 feet will encroach into the public right-of-way at that location; and

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

WHEREAS, in Encroachment No. 2014-0003, 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 April 1, 2014 which recommendation was approved by the City Council at its public hearing on April 12, 2014 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 right-of-way at 941 and 945 North Alfred Street as shown in the attached Encroachment Plat dated February 12, 2014 and labeled as Exhibit A, in the City of Alexandria, said encroachment consisting of two adjoining porches approximately 6 feet deep and 14 feet wide that encroach into the right of way approximately 2.62 feet into the landscape strip adjacent to the sidewalk , 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

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 their 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 terms:

- (a) Neither the City of Alexandria nor any public or private utility company shall be responsible for damage to Owners' 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.
- (b) The Owner shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.
- (c) In the event the City shall, in the future, have need for the area of the proposed encroachment, the Owner shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City.

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

Section 8. The terms "Owner" shall be deemed to include James Bland Housing V Limited Partnership and its respective successors in interest.

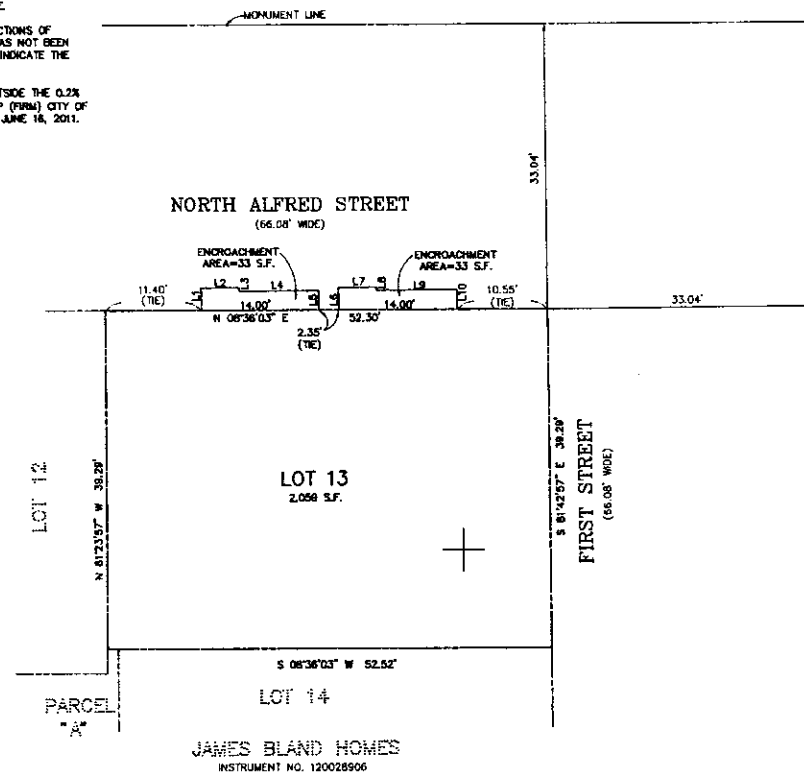
Section 9. That this ordinance shall be effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE  
Mayor

Attachment: Encroachment plat

Final Passage: May 17, 2014

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX ASSESSMENT MAPS AS PARCELS 05-02-09-27 AND IS CURRENTLY ZONED CO #16.
2. THE SURVEYED PROPERTY IS NOW IN THE NAME OF JAMES BLAND HOUSING V LP AS RECORDED INSTRUMENT NO. 130014927 AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.
3. NORTH MERIDIAN INFORMATION SHOWN HEREON WAS ESTABLISHED BY GPS METHODS AND REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) OF 1983, NORTH ZONE.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HERewith. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
5. THE PROPERTY SHOWN HEREON IS IN ZONE "X" (UN-SHADED) AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 515519003E, MAP REVISED JUNE 16, 2011.



VICINITY MAP  
NOT TO SCALE

### LINE TABLE

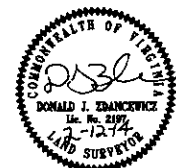
LINE	BEARING	DISTANCE
L1	N 81°23'57" W	2.82
L2	N 08°36'03" E	4.50
L3	S 81°23'57" E	0.42
L4	N 08°36'03" E	9.90
L5	S 81°23'57" E	2.20
L6	N 81°23'57" W	2.62
L7	N 08°36'03" E	4.50
L8	S 81°23'57" E	0.36
L9	N 08°36'03" E	9.50
L10	S 81°23'57" E	2.23


PLAT SHOWING  
ENCROACHMENT AREAS  
IN THE RIGHT-OF-WAY OF  
**NORTH ALFRED STREET**  
ADJACENT TO  
LOT 13  
BLOCK D  
**JAMES BLAND HOMES**  
INSTRUMENT NO. 120028906  
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 10'

DATE: FEBRUARY 12, 2014

<b>APPROVED</b>	
SPECIAL USE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
_____	
CHAIRMAN, PLANNING COMMISSION	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



REVISION		
Bowman Consulting Group, Ltd.		14020 Thunderbolt Place, Suite 300 Chantilly, Virginia 20151 Phone: (703) 464-1000 Fax: (703) 464-1001 <a href="http://www.BowmanConsulting.com">www.BowmanConsulting.com</a>
DWG: P-1024 - Jones Road Sta/1024-01-000 (200) - Jones Road - Final Gap/Verway/Plate/1024-01-000-000 BCD PROJECT NO: 6124-01-000 TASK:		BY: FK CHK: JC COUNTY REF NO: SHEET 1 OF