

## ORDINANCE NO. 4937

AN ORDINANCE to vacate a portion of the public right-of-way known as West Uhler Avenue immediately adjacent to 2500 Sanford Street (VAC No. 2014-0005 approved by the City Council on January 24, 2015)

WHEREAS, Joe Salama (Owner) has applied for the vacation of a portion of the public right-of-way known as West Uhler Avenue immediately adjacent to 2500 Sanford Street in the City of Alexandria, Virginia; and

In Vacation No2014-0005 the Planning Commission recommended approval to the City Council on January 6, 2015 of a vacation of public right of way, which recommendation was approved by the City Council at public hearing on January 24, 2015 and

WHEREAS, viewers, Michael Porterfield, Joseph La Mountain and Benjamin Klein have been, and again by this ordinance are, duly appointed by the Council of the City of Alexandria, to make their report in conjunction with this vacation; and

WHEREAS, the procedures required by law, including the publication of notice in a newspaper of general circulation in the City of Alexandria, have been followed in conjunction with this vacation; and

WHEREAS, in consideration of the report of the viewers, of other evidence relative to this vacation and of compliance with the conditions set forth in this ordinance, the Council of the City of Alexandria, has determined that the portion of the public right-of-way to be vacated is no longer desirable for public use and that the public interest will not be harmed by this vacation; therefore,

### THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the vacation of the public right-of-way to Owner, as shown on the plat of vacation labeled as Attachment 1 attached hereto and incorporated herein by reference, be, and the same hereby is, approved.

Section 2. That the vacation made and provided by the preceding section of this ordinance be, and the same hereby is, subject to the conditions set forth below:

1. The Owner shall prepare a plat of consolidation, showing the property vacated and all easements therein, and consolidating such property with their abutting property, and the plat of consolidation shall be filed with the Director of Planning and Zoning, the Director of Transportation and Environmental Services, and among the land records of the City.

2. Easements shall be reserved for all existing public and private utilities within the area vacated including the storm sewer. The Owner shall show all easements on the plat of consolidation.

3. The Owner may not construct any buildings, or improvements, including driveways and parking spaces, on the vacated area and may not use the vacated land area to derive any increased development rights for the lands adjacent to the vacated area, including increased floor area, subdivision rights or additional dwelling units. This restriction shall appear as part of the deed of vacation and shall also appear as a note on the consolidated plat, both of which shall be approved by the Director of Planning and Zoning prior to recordation.

4. Owners shall pay the sum of \$13,400 to the City for the vacated land.

Section 3. The term "Owner" shall be deemed to include the Joe Salama, Laurie Salama and their respective successors in interest.

Section 4. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this vacation, including the execution of documents.

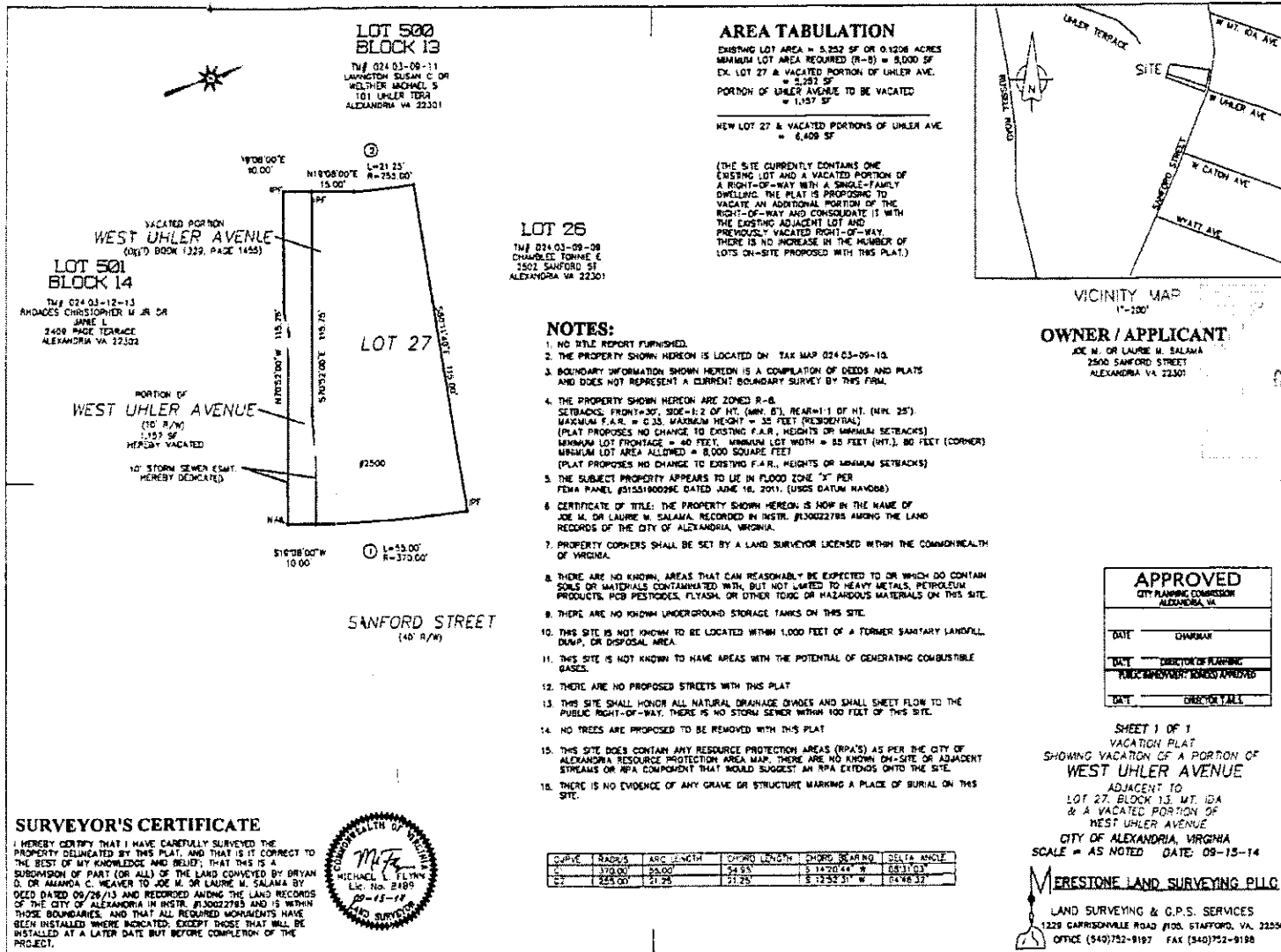
Section 5. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this vacation, and to affix thereon the official seal of the City of Alexandria, Virginia.

Section 6. That this ordinance shall be effective upon the date and at the time of its final passage; provided, however, that no recordation of this ordinance shall have any force or effect unless and to the extent annexed to a deed, executed by the city manager and attested by the city clerk, conveying the property vacated to Owner. The execution of such deed shall constitute conclusive evidence of compliance with the provisions of this ordinance. Such deed shall be recorded and indexed in the name of the City of Alexandria, as grantor, and Owner as grantee, and such recordation shall be done by the grantee at his or her own expense. In the event no such deed is recorded within 18 months of the effective date, this ordinance shall be void and of no effect.

WILLIAM D. EUILLE  
Mayor

Adopted: April 18, 2015

## Attachment 1 to the Vacation Ordinance



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TWF 024:03-08-11  
 LIVINGSTON SUSAN C OR  
 WELTHER MICHAEL S  
 101 UHLER TERR  
 ALEXANDRIA VA 22301

TMF 02483-12-13  
 RHODES CHRISTOPHER M JR DR  
 JAMES L  
 2408 PAGE TERRACE  
 ALEXANDRIA VA 22302

PORTION OF  
WEST UHLER A  
(10 R/W)  
(15) SF  
FOREST VACATED  
STORM SOWER UNIT,  
ENERGY DEPARTMENT

15" STORM PIPE  
51975'00" ±  
10.00'

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAN, AND THAT IS IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS IS A SUBDIVISION OF PART (OR ALL) OF THE LAND CONVEYED BY BRYAN D. OR AMANDA C. WEAVER TO JOE M. OR LAURIE M. SALAMBA BY DEED DATED 09/28/13 AND RECORDED AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA IN INSTR. #130022795 AND IS WITHIN THESE BOUNDARIES, AND THAT ALL REQUIRED NOTIFICATIONS HAVE BEEN MAILED AS INDICATED, EXCEPT ONE THAT WILL BE INSTALLED AT A LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.



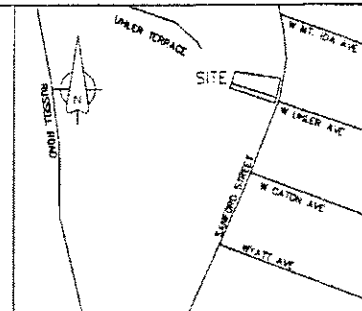
EXISTING LOT AREA = 3,252 SF OR 0.1206 ACRES  
MINIMUM LOT AREA REQUIRED (R-8) = 8,000 SF  
EX. LOT 27 & VACATED PORTION OF UHLER AVE.  
= 3,252 SF  
PORTION OF UHLER AVENUE TO BE VACATED  
= 1:57 SF

NEW LOT 27 & VACATED PORTIONS OF UNLER AVE.  
# 8-409 '87

(THE SITE CURRENTLY CONTAINS ONE EXISTING LOT AND A VACATED PORTION OF A RIGHT-OF-WAY WITH A SINGLE-FAMILY DWELLING. THE PLAT IS PROPOSING TO VACATE AN ADDITIONAL PORTION OF THE RIGHT-OF-WAY AND CONSOLIDATE IT WITH THE EXISTING ADJACENT LOT AND PREVIOUSLY VACATED RIGHT-OF-WAY. THERE IS NO INCREASE IN THE NUMBER OF LOTS ON-SITE PROPOSED WITH THIS PLAT.)

0. NO TITLE REPORT FURNISHED.
1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 024-03-09-10.
2. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILED OF DEEDS AND PLATS AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY BY THIS FIRM.
3. THE PROPERTY SHOWN HEREON ARE ZONED R-B.  
SETBACKS: FRONT=30', SIDE=12 FT. (N.W. 1/4, R.), REAR=1:1 OF HT. (N.W. 25').  
MAXIMUM R/W = 0.35, MAXIMUM HEIGHT = 35 FEET (RESIDENTIAL).  
(PLAT PROPOSES NO CHANGE TO EXISTING R/W, HEIGHTS OR MINIMUM SETBACKS)  
MINIMUM LOT AREA = 10,000 SQUARE FEET, MINIMUM LOT WIDTH = 65 FEET (INT.), 80 FEET (CORNER)  
MINIMUM LOT AREA ALLOWED = 8,000 SQUARE FEET  
(PLAT PROPOSES NO CHANGE TO EXISTING R/W, HEIGHTS OR MINIMUM SETBACKS)
4. THE SUBJECT PROPERTY APPEARS TO LIE IN PLAT ZONE "C" PER  
FEMA PANEL #1515010029C DATED JUNE 16, 2011. (USGS DATUM NAVD83)
5. CERTIFICATE OF TITLE: THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF  
JOE M. OR LAURIE H. SALAMIA, RECORDED IN INSTR. #1300227185 AMONG THE LAND  
RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
6. PROPERTY CORNERS SHALL BE SET BY A LAND SURVEYOR LICENSED WITHIN THE COMMONWEALTH  
OF VIRGINIA.
7. THERE ARE NO KNOWN AREAS THAT CAN REASONABLY BE EXPECTED TO OR WHICH DO CONTAIN  
SOILS OR MATERIALS CONTAMINATED WITH, BUT NOT LIMITED TO HEAVY METALS, PETROLEUM  
PRODUCTS, PEST PESTICIDES, FLAMMABLE OR OTHER TOXIC OR HAZARDOUS MATERIALS ON THIS SITE.
8. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS SITE.
9. THIS SITE IS NOT KNOWN TO BE LOCATED WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL,  
DUMP, OR DISPOSAL AREA.
10. THIS SITE IS NOT KNOWN TO HAVE AREAS WITH THE POTENTIAL OF GENERATING COMBUSTIBLE  
GASES.
11. THERE ARE NO PROPOSED STREETS WITH THIS PLAT.
12. THIS SITE SHALL HONOR ALL NATURAL DRAINAGE DIVIDES AND SHALL SHEET FLOW TO THE  
PUBLIC RIGHT-OF-WAY. THERE IS NO STORM DRAIN WITHIN 100 FEET OF THIS SITE.
13. NO TREES ARE PROPOSED TO BE REMOVED WITH THIS PLAT.
14. THIS SITE DOES NOT HAVE ANY RESOURCE PROTECTION AREAS (RPA'S) AS PER THE CITY OF  
ALEXANDRIA RESOURCE PROTECTION AREA MAP. THERE ARE NO KNOWN ON-SITE OR ADJACENT  
STREAMS OR RPA COMPONENT THAT WOULD SUGGEST AN RPA EXTENDS ONTO THE SITE.
15. THERE IS NO EVIDENCE OF ANY GRAVE OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS  
SITE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	370.00	55.00'	54.83'	S 14°20'44" W	08°21'03"
C2	254.00	21.25'	21.25'	S 32°42'31" W	04°16'32"

VICINITY MAP  
1-206

JOE M. DR LAURENCE M. SALAMA  
2500 SANFORD STREET  
ALEXANDRIA VA 22301

OCT 28

**CITY PLANNING COMMISSION  
ALEXANDRIA, VA**

DAY	NAME
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2000

[illegible]

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SHEET 1 OF 1  
PRELIMINARY VACATION PLAT  
SHOWING VACATION OF A PORTION OF  
WEST UHLER AVENUE  
ADJACENT TO  
LOT 27, BLOCK 13, MT. IDA  
± A VACATED PORTION OF  
WEST UHLER AVENUE  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE = AS NOTED DATE: 02-08-14

**MERESTONE LAND SURVEYING P.L.L.C.**  
LAND SURVEYING & G.P.S. SERVICES  
1229 GARRISONVILLE ROAD #105, STAFFORD, VA, 22559  
OFFICE (540)752-9197 FAX (540)752-9128