

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF FALLS CHURCH, VIRGINIA, BY REZONING A TOTAL OF APPROXIMATELY 3.13 ACRES OF LAND A PORTION FROM B-3, GENERAL BUSINESS DISTRICT (APPROXIMATELY 2.11 ACRES) AND A PORTION FROM R-1B, MEDIUM DENSITY RESIDENTIAL DISTRICT (APPROXIMATELY 1.02 ACRES) TO B-1, LIMITED BUSINESS DISTRICT FOR THE COMMERCIAL PROPERTIES AT, 110, 112, 112A, 212 & 212A NORTH WEST STREET, 928, 930, 932 & 934 WEST BROAD STREET AND RESIDENTIAL PROPERTIES AT 919, 921 & 925 PARK AVENUE (REAL PROPERTY CODE NUMBERS 51-202-009 THROUGH 51-202-015, 51-202-028 AND 51-202-028 OUTLOT, KNOWN AS "MASON ROW" ON APPLICATION BY SPECTRUM DEVELOPMENT, LLC.

THE CITY OF FALLS CHURCH HEREBY ORDAINS THAT the Official Zoning District Map of the City of Falls Church, Virginia, is amended upon application of Spectrum Development, LLC by rezoning of the following described property from B-2 3 [*typographical error corrected*], General Business District and R-1B, Medium Density Residential District, to B-1 Limited Business District, to be developed only in accordance with the associated Special Exception under TR14-28, approved by the City Council on January 11, 2016.

Description of the combined properties in the City of Falls Church to be rezoned from B-3 and R-1B to B-1 and incorporating the existing B-1 properties in the area and total:

**Written Metes & Bounds Description of the Property**

“Beginning at a point at the intersection of the east right-of-way line of North West Street, with the north right-of-way line of West Broad Street - route 7; thence with the east right-of-way line of North West Street, N 09° 13' 26" W, 29.01 feet to a point; thence N 38° 30' 51" E, 178.09 feet to a point; thence 60.44 feet with the arc of a curve bearing to the right and having a radius of 58.67 feet (tangent length 33.21 feet, chord length 57.80 feet, chord bearing N 68° 01' 31" E) to a point; thence N 07° 25' 53" E, 3.10 feet to a point; thence S 82° 35' 03" E, 246.68 feet to a point; thence N 39° 34' 57" E, 5.19 feet to a point in the south right-of-way line of Park Avenue; thence with the south right-of-way line of Park Avenue, S 51° 38' 12" E, 274.19 feet to a point, said point being the northwest corner of D.J. Brown's property - lot 2; thence with lot 2, S 38° 14' 37" W, 214.11 feet to a point; thence S 47° 30' 23" E, 28.01 feet to a point, said point being a corner of now-or-formerly most reverend Thomas E. Welsh; thence with now-or-formerly most Reverend Thomas E. Welsh, S 03° 19' 37" W, 47.55 feet to a point; thence S 39° 50' 37" W, 144.17 feet to a point in the north right-of-way line of West Broad Street - route 7; thence with the north right-of-way line of West Broad Street - route 7, N 51° 42' 23" W, 97.30 feet to a point; thence N 39° 09' 37" E, 14.80 feet to a point; thence N 51° 23' 30" W, 446.79 feet to the point of beginning and containing an area of 188,137 square feet, or 4.3190 acres, more or less.”

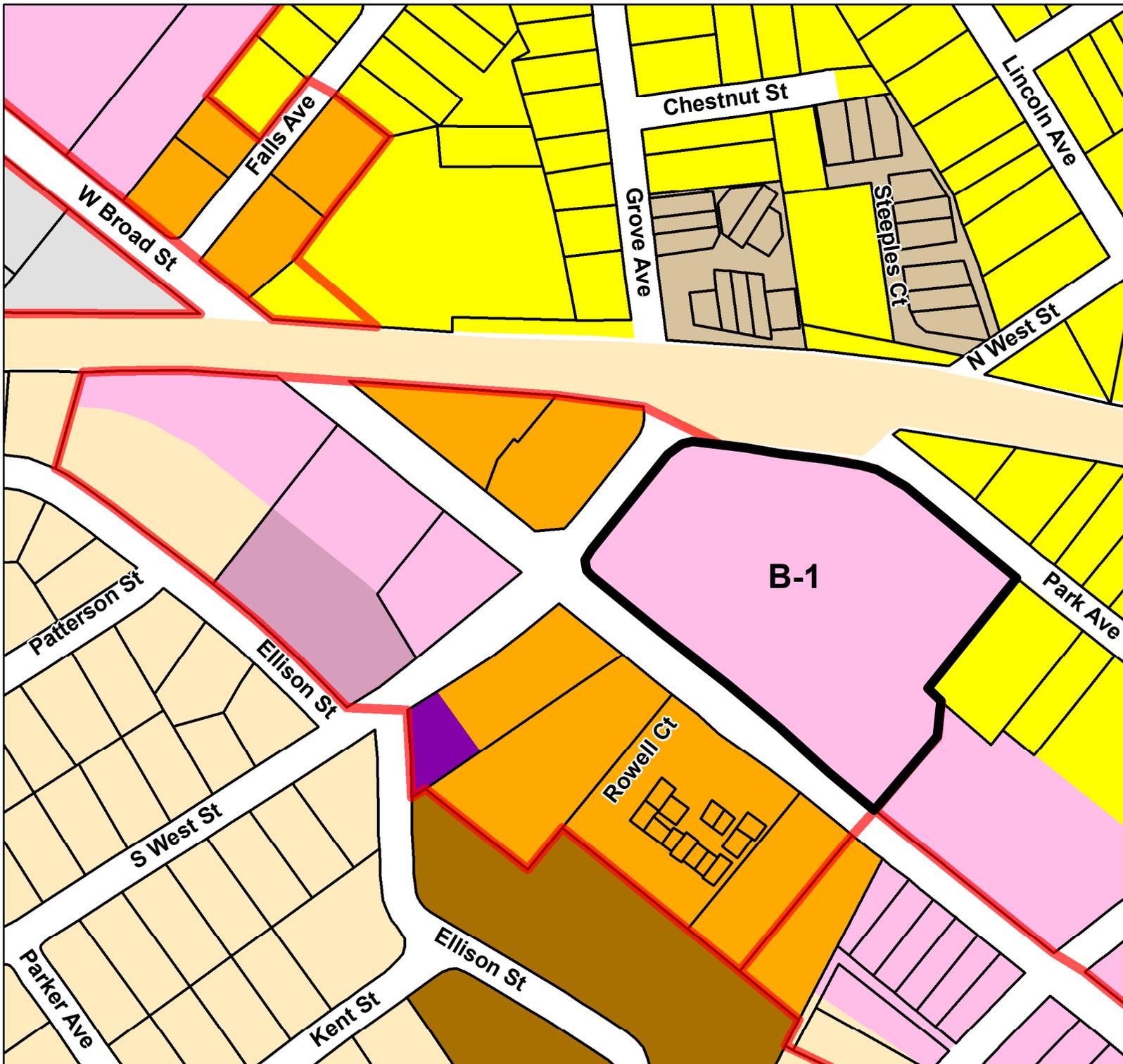
1st Reading: 4-13-15  
2nd Reading: 1-11-16  
Adoption: 1-11-16  
(TO14-28)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on January 11, 2016 as Ordinance 1944.



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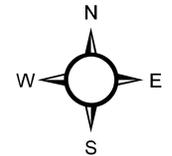
Celeste Heath  
City Clerk



### Zoning Changes

### Mason Row

### Property Overview



### City of Falls Church

### Legend

Planning Opportunity Area

Parcel

Proposed Mason Row

#### Zoning

- B-1, Limited Business
- B-2, Central Business
- B-3, General Business
- C-D, Creative Development
- M-1, Light Industry
- O-D, Official Design
- R-1A, Low Density Residential
- R-1B, Medium Density Residential
- R-C, Cluster Residence
- R-M, Multi-Family Residence
- R-TH, Townhouse Residence
- T-1, Transitional 1
- T-2, Transitional 2

