

BOARD OF ZONING APPEALS
PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Monday, February 9, 2026, at 7:00 p.m.
at 4850 Mark Center Drive, Room 1305, City Hall, Alexandria, Virginia

The proceedings of the meeting were recorded; records of each case are on the web at www.alexandriava.gov/dockets and on file in the Department of Planning and Zoning.

Members Present: Paul Liu, Chair
Dawn Bauman, Vice Chair (late)
Kimberlee Eveland, Secretary
Coleman Burke
Tim Foley
Andrew Justus

Members Absent: Raj Patel

Staff Present: Mary Christesen, Department of Planning & Zoning
Luke Cowan, Department of Planning & Zoning
Rachel Drescher, Department of Planning and Zoning

CALL TO ORDER

1. Chair Liu called the February 9, 2026, Board of Zoning Appeals to order at 7:00 p.m.

NEW BUSINESS

2. BZA #2025-00013
409 East Custis Avenue
Public Hearing and consideration of a request for a Special Exception to construct a front porch reducing the front yard to less than ten feet; zoned: R-2-5/Residential.
Applicant: Gian and Laura Macone

BOARD OF ZONING APPEALS ACTION, FEBRUARY 9, 2026: On a motion by Mr. Foley, seconded by Mr. Burke, the Board of Zoning Appeals voted to approve the special exception as requested. The motion was approved by a vote of 5 to 0.

Reason:

The Board agreed with the staff analysis that the request met the standards for a special exception.

Speakers:

Gian Macone, the property owner, made the presentation.

Discussion:

Ms. Eveland asked why they needed the additional porch depth and about the depth of other porches in the block. Staff responded that a porch depth between 6 and 8 feet is typical for a usable front porch and that other porches in the area appear to be of similar size to the proposed front porch.

MINUTES

3. Consideration of the Minutes from the January 12, 2026, Board of Zoning Appeals Public Hearing.

BOARD OF ZONING APPEALS ACTION, FEBRUARY 9, 2026: On a motion by Mr. Foley, seconded by Mr. Justus, the Board of Zoning Appeals voted to approve the minutes. The motion was approved on a vote of 5 to 0.

OTHER BUSINESS

4. Board Elections

On a nomination by Mr. Foley, seconded by Mr. Burke, Mr. Liu was elected as Chair by a vote of 5 to 0.

On a nomination by Mr. Foley, seconded by Ms. Burke, Ms. Eveland was elected as Secretary by a vote of 5 to 0.

The Board paused the elections to wait for Ms. Bauman to arrive. During this time staff provided updates about the cancellation of the March hearing and upcoming text amendments to the Zoning Ordinance.

At 7:32 p.m. on a motion by Mr. Burke, seconded by Ms. Eveland, the Board recessed until Ms. Bauman arrived. At 7:35 p.m. Mr. Liu restarted the meeting.

On a nomination by Mr. Foley, seconded by Mr. Burke, Ms. Bauman was elected as Vice Chair by a vote of 5 to 0.

ADJOURNMENT

5. The Board of Zoning Appeals meeting was adjourned at 7:37 p.m.