

## MINUTES

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, June 9, 2016  
at 7:30 P.M. in City Council Chambers, City Hall, Alexandria, Virginia.

The proceedings of the meeting were tape recorded; records of each case are on file in the  
Department of Planning and Zoning.

Members Present: Larry Altenburg  
Agnes Artemel  
Jonathan Buono  
Lee Perna  
Tim Ramsey  
Mark Yoo

Members Absent: Sean Kumar

Staff Present: Mary Christesen, Planning & Zoning  
Joseph Onyebuchi, Planning & Zoning

1. Call to order: The meeting was called to order at 7:30 P.M.

### **NEW BUSINESS**

2. BZA Case #2016-0008  
905 West Braddock Road  
Applicant: Larry and Keith Vensey, owners  
Public hearing and consideration of a request for a Special Exception to construct a second-story addition over an existing non-complying one-story addition in the secondary front yard facing Ridge Road Drive; zoned: R-8/Residential Single-family.

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Perna, seconded by Mr. Yoo, the Board of Zoning Appeals voted to approve BZA Case #2016-0008 as amended. The motion carried on a vote of 6 to 0.

#### **Speakers:**

Larry and Keith Vensey, the owners, presented the case and answered questions from the Board.

Mr. Altenburg asked staff to explain why the staff report required different siding, and why P&Z had the authority to require an architectural limitation on a special exception application.

Staff responded that the condition was intended to maintain a consistent type of siding for the proposed dormer.

#### **Reason for approval:**

The application met the criteria for a special exception as outlined in the staff report. The condition was removed because the Board did not want to dictate building materials and require a condition that may be difficult to enforce in the future.

### **OTHER BUSINESS**

3. Mr. Perna inquired about updates to BZA Case #2016-0007, 308 Commerce Street. Staff responded that they have met with the City Attorney, and indicated that the City will not know if there is a party wall until construction on the property begins. Staff will report back to the Board at when there is additional information.

### **MINUTES**

4. Consideration of the minutes from the May 12, 2016 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Ramsey, seconded by Ms. Artemel, the minutes were approved by a vote of 5 to 0. Mr. Buono abstained.

### **ADJOURNMENT**

5. The Board of Zoning Appeals hearing was adjourned at 7:55 P.M.