

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, February 14, 2013
at 7:30 P.M. in 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: Mark Allen, Chair
 John Keegan
 Stephen Koenig
 David Lantzy
 Eric Zander

Members Absent: Geoffrey Goodale
 Jennifer Lewis

Staff Present: Peter Leiberg, P&Z

1. Call to order: The meeting was called to order at 7:32 P.M.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

2. BZA Case #2012-0022
2433 Ridge Road Drive
R-8, Residential
Cameron Argetsinger and Elizabeth Cherry (owners) by Kim Beasley (architect):
A request for a special exception to construct an addition in the required north side yard. If the special exception is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102 (A) of the zoning ordinance relating to the physical enlargement of a noncomplying structure.

BOARD OF ZONING APPEALS ACTION OF FEBRUARY 14, 2013: On a motion by Mr. Koenig, seconded by Mr. Zander, the special exception was approved by a vote of 5 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Kim Beasley, Architect, made a presentation.

Cameron Argetsinger, Owner, made a presentation.

Janet Lovich, adjacent neighbor, spoke in opposition to the proposal.

NEW BUSINESS

3. BZA Case #2012-0001
3309 Circle Hill Road
R-8, Residential
Joseph Redican and Kerry Luisi (owners) by Christine Kelly (architect): A request for a special exception to construct a second story addition and two story addition in the required east side yard. If the special exception is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102 (A) of the zoning ordinance relating to the physical enlargement of a noncomplying structure.

BOARD OF ZONING APPEALS ACTION OF FEBRUARY 14, 2013: On a motion by Mr. Koenig, seconded by Mr. Zander, the special exception was approved by a vote of 5 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Christine Kelly, Architect, made a presentation.

4. BZA Case #2013-0002
3607 Norris Place
R-8, Residential

Kathryn Cozzens (owner): A request for a variance to construct a detached one car garage in the required secondary front yard facing Executive Avenue.

BOARD OF ZONING APPEALS ACTION OF FEBRUARY 14, 2013: On a motion by Mr. Lantzy, seconded by Mr. Keegan, the variance was approved by a vote of 4 to 0, Mr. Koenig excused.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

William Hendricks, Architect, made a presentation.

OTHER BUSINESS

5. Election of officers is scheduled for the March 14th hearing.

MINUTES

3. Consideration of the minutes of the January 10, 2013 Board of Zoning Appeals hearing.

BOARD OF ZONING APPEALS ACTION OF FEBRUARY 14, 2013: On a motion to approve by Mr. Koenig, seconded by Mr. Keegan, the minutes were approved by 4 to 0. Mr. Lantzy abstained.

5. Adjournment: This meeting adjourned at 8:42 P.M.