

**BOARD OF ZONING APPEALS**  
**PUBLIC HEARING MINUTES**

The regular meeting of the Board of Zoning Appeals was held on  
Monday, October 7, 2024, at 7:00 p.m.  
in Council Chambers, City Hall, Alexandria, Virginia

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

Members Present: Dawn Bauman, Vice Chair  
Raj Patel, Secretary  
Ryan Belmore  
Kimberlee Eveland  
Paul Liu

Members Absent: Tim Foley, Chair

Staff Present: Mary Christesen, Department of Planning & Zoning  
William Cook, Department of Planning & Zoning  
Rachel Drescher, Department of Planning & Zoning  
Shekyta Taylor, Department of Planning & Zoning

**1. CALL TO ORDER**

Ms. Bauman called the October 7, 2024, Board of Zoning Appeals to order at 7:00 p.m.

**2. ANNOUNCEMENTS**

Ms. Christesen announced that the applicant for docket item #4 requested a deferral prior to the hearing and the applicant for docket item #5 requested a deferral prior to the hearing.

**3. UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED**

None.

**NEW BUSINESS**

**4. BZA #2024-00005**

1700 Dewitt Avenue

Public Hearing and consideration of a request for a Special Exception for an after-the-fact fence on a corner lot; zoned: R-2-5/Residential

Applicant: John C. Anderson

**BOARD OF ZONING APPEALS ACTION, OCTOBER 7, 2024:** On a motion by Mr. Patel, seconded by Ms. Eveland, the Board of Zoning Appeals voted to defer the requested special exception as requested by the applicant prior to the hearing. The motion carried on a vote of 5 to 0.

**5. BZA #2024-00008**

1 Clifford Avenue

Public Hearing and consideration of a request for a Special Exception for an after-the-fact fence on a corner lot; zoned: RB/Townhouse

Applicant: Robert and Erica Haldane

**BOARD OF ZONING APPEALS ACTION, OCTOBER 7, 2024:** On a motion by Mr. Patel, seconded by Ms. Eveland, the Board of Zoning Appeals voted to withdraw the requested special exception as requested by the applicant prior to the hearing. The motion carried on a vote of 5 to 0.

**6. BZA #2024-00004**

415 North Patrick Street

Public Hearing and consideration of a request for a Variance to construct an addition to an existing accessory structure in the required rear yard; zoned: RB/Townhouse

Applicant: Kevin Romer

**BOARD OF ZONING APPEALS ACTION, OCTOBER 7, 2024:** On a motion by Ms. Eveland, seconded by Mr. Lui, the Board of Zoning Appeals voted to deny the requested variance. The motion carried on a vote of 4 to 1. Mr. Patel dissented.

Reason: The Board agreed with staff analysis that the request did not meet the criteria for a variance.

Speakers: Kevin Romer, owner, presented the case and answered questions.

Discussion:

Ms. Christesen and Ms. Drescher answered general questions about the height and location of the requested addition and open space on the property. Ms. Eveland asked what property is being utilized to access the existing parking pad. Ms. Drescher explained the property to the east, across from the alley.

Mr. Liu asked whether the other garages along the alley were complying. Ms. Drescher explained these garages were constructed legally prior to the current regulations and may continue to exist as noncomplying structures.

The Board asked about other ways the structure could be constructed. Ms. Drescher explained the structure could be expanded two feet toward the rear if the height was reduced. Ms. Christesen added that a separate 65 square foot structure could be constructed up to the rear property line.

Mr. Patel stated there are garages along the alley and another garage would not impact the area.

Mr. Belmore expressed concerns about the vehicle fitting into the garage without using the adjacent private property.

Ms. Eveland stated that this was a significant variance being requested.

Mr. Liu agreed with Ms. Eveland and was concerned about this setting a precedent for other larger accessory buildings.

Ms. Bauman explained it is the Board's responsibility to uphold the zoning requirements and can only grant special exceptions and variances in special circumstances, and this property did not meet the necessary criteria.

**7. MINUTES**

Consideration of the Minutes from the September 9, 2024, Board of Zoning Appeals Public Hearing.

**BOARD OF ZONING APPEALS ACTION, OCTOBER 7, 2024:** On a motion by Mr. Patel, seconded by Mr. Belmore, the Board of Zoning Appeals voted to approve the minutes. The motion carried on a vote of 5 to 0.

**8. ADDITIONAL BUSINESS**

Ms. Christesen informed the Board that the November hearing will be held on the 3<sup>rd</sup> Monday of the month, November 18 instead of November 11, due to the Veteran's Day holiday.

**9. ADJOURNMENT**

The Board of Zoning Appeals meeting was adjourned at 8:02 p.m.