

## MINUTES

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, November 8, 2012  
at 7:30 P.M. in Room 2000, 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: Jennifer Lewis, Acting Chair  
Geoffrey Goodale  
John Keegan  
Eric Zander

Members Absent: Mark Allen, Chair  
David Lantzy  
Stephen Koenig

Staff Present: Peter Leiberg, P&Z

1. Call to order: The meeting was called to order at 7:35 P.M.

## **NEW BUSINESS**

2. BZA Case #2012-0019  
302 E. Glebe Road  
RB, Residential

Matthew Croson, owner: Special exception to construct a one story kitchen addition and a second story in the east side yard setback. 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 physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF NOVEMBER 8, 2012**: On a motion to approve by Mr. Goodale, seconded by Mr. Keegan, the special exception was approved by 4 to 0.

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

Speakers:

Matthew Croson, owner, made a presentation.

3. BZA Case #2012-0018  
424 Queen Street  
RM, Residential

Erick Chiang and Margaret Dionne, owners: Special exception to construct a one story addition in the rear yard setback and a variance from section 3-1106 to allow a reduction in required open space. 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 physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF NOVEMBER 8, 2012**: On a motion to approve by Mr. Goodale, seconded by Mr. Zander, the special exception and variance were approved by 4 to 0.

Reason: The applicant met the criteria for a special exception, and demonstrated a hardship for the variance as outlined in the staff report.

Speakers:

Patrick Camus, architect, made a presentation

4. BZA Case #2012-0020  
107 East Alexandria Avenue  
R-2-5, Residential  
Franklyn and Anita Cater, owners: Special exception to construct a one story addition in the east side yard setback. If 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 physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF NOVEMBER 8, 2012**: On a motion to approve by Mr. Keegan, seconded by Mr. Zander, the special exception was approved by 4 to 0.

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

Speakers:

Franklyn Cater, owner, made a presentation

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5. Consideration of the minutes of the October 11, 2012 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION OF NOVEMBER 8, 2012**: On a motion to approve by Mr. Goodale, seconded by Mr. Keegan, the amended minutes were approved by 4 to 0.

6. Adjournment: This meeting adjourned at 7:54 P.M.