

THE BOARD OF ZONING APPEALS
OF THE CITY OF ALEXANDRIA

BZA #2023-00005
1020 Duke Street

Findings of Fact and Conclusions of Law

This matter came before the Board of Zoning Appeals (“BZA”) for hearing on May 8, 2023 on appeal by Marc Greenberg, property owner at 1020 Duke Street, from the Director of Planning and Zoning’s (“Director’s”) zoning violation for failure to obtain a Certificate of Appropriateness for a 100 year old building (“Determination”).

At the conclusion of the public hearing on the matter, the BZA deliberated, made the following findings of fact and conclusions of law:

- The appellant provided documentation that house was built in the 1980’s from the City’s website.
- The appellant provided documentation that a title search did not find that the building is on the 100 year old building designation list.
- Based on this information the Board determined the building had been demolished and rebuilt.

The Board voted to:

- Reverse the director’s determination pursuant to the notice of violation issued on February 22, 2023, that there was a violation of City Zoning Ordinance Section 10-304(A) due to the owner’s failure to obtain a Certificate of Appropriateness for the installation of windows in a 100 year old building.