

BOARD OF ZONING APPEALS
PUBLIC, HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Monday, April 7, 2025, 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 and on file in the Department of Planning and Zoning.

Members Present: Tim Foley, Chair
 Dawn Bauman, Vice Chair
 Coleman Burke
 Kimberlee Eveland
 Paul Liu

Members Absent: Raj Patel, Secretary

Staff Present: Mary Christesen, Department of Planning & Zoning
 Marlo Ford, Department of Planning & Zoning
 Rachel Drescher, Department of Planning & Zoning
 Ted Alberon, Department of Planning & Zoning

CALL TO ORDER

1. Mr. Foley called the April 7, 2025, Board of Zoning Appeals to order at 7:00 p.m.

ANNOUNCEMENTS

None.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

None.

NEW BUSINESS

2. BZA #2025-00002

2807 Old Dominion Boulevard

Public Hearing and consideration of a request for a Special Exception to construct a second-story rear addition in the required side yard; zoned: R-8/Residential

Applicant: Jane O'Connell Seward

BOARD OF ZONING APPEALS ACTION, APRIL 7, 2025: On a motion by Ms. Bauman, seconded by Mr. Liu, the Board of Zoning Appeals voted to approve the special exception as requested. The motion was approved on a vote of 5 to 0.

Reason: The Board agreed with staff analysis that the request met the criteria for a special exception.

Speakers:

Jane O'Connell Seward, the property owner, made the presentation.

Discussion: None.

3. BZA #2025-00003

523 Tennessee Avenue

Public Hearing and consideration of a request for Variances to construct a two-story addition in the required side yards; zoned: R-8/Residential

Applicant: Conrad Symber

BOARD OF ZONING APPEALS ACTION, APRIL 7, 2025: On a motion by Ms. Bauman, seconded by Ms. Eveland, the Board of Zoning Appeals voted to approve the variance as requested. The motion was approved on a vote of 5 to 0.

Reason: The Board agreed with staff analysis that the request met the standards for a variance.

Speakers:

Conrad Symber, the property owner, made the presentation.

Discussion:

Mr. Liu asked staff the difference between a special exception and a variance because the applicant was proposing to modify only one noncomplying wall. Staff advised the Board that per Section 11-1302(B)(2)(C), the applicant could not request a Special Exception

because the non-complying wall must be 50 percent of the length of the building to be considered a noncomplying plane. The wall being expanded was only 37 percent of the length of the building.

MINUTES

4. Consideration of the Minutes from the November 18, 2024, Board of Zoning Appeals Public Hearing.

BOARD OF ZONING APPEALS ACTION, APRIL 7, 2025: On a motion by Ms. Eveland, seconded by Ms. Bauman, the Board of Zoning Appeals voted to approve the minutes. The motion was approved on a vote of 5 to 0.

ADDITIONAL BUSINESS

5. Board Elections:
On a nomination by Mr. Liu, seconded by Ms. Bauman, Ms. Eveland was elected as Secretary by a vote of 5 to 0.

On a nomination by Mr. Burke, seconded by Ms. Eveland, Ms. Bauman was elected as Vice Chair by a vote of 5 to 0.

On a nomination by Ms. Bauman, seconded by Ms. Eveland, Mr. Liu was elected as Chair by a vote of 5 to 0.

6. **ADJOURNMENT**

The Board of Zoning Appeals meeting was adjourned at 7:23 p.m.