

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Meeting Minutes

Thursday, January 12, 2017

7:30 PM

City Hall Council Chambers

Board of Zoning Appeals

1. Call To Order & Roll Call**Unfinished Business and Items Previously Deferred**

2. BZA Case #2016-0013
408 East Monroe Avenue
Public hearing and consideration of a request for a special exception to construct a second story addition in the required side yard. If the request 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 non-complying structure; zoned RB/Townhouse. Applicant: Mandi Pratt-Chapman, by Marta Layseca, architect

Attachments: [BZA16-013 Staff Report](#)
[408 E Monroe Email](#)

On a motion to approve by Mr. Buono, seconded by Mr. Yoo, the Board of Zoning Appeals voted to approve BZA Case #2016-0013. The motion carried on a vote of 7 to 0.

New Business

3. **BZA Case #2016-0017
1109 Queen Street**

Public hearing and consideration of a request for a variance to construct a two-story rear addition in the required side yards; zoned CL/Commercial Low.

Applicant: Amir Radfar, Elitee Enterprises, Inc

Without objection the BZA Case #2016-0017 was deferred.

4. BZA Case #2016-0018
1208 Prince Street
Public hearing and consideration of a request for a special exception for a two-story addition in the required side yard. If the request 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 non-complying structure; zoned CL/Commercial Low.
Applicant: Corey Donovan & Jennifer Mullett, represented by Michael Detomo, architect

Attachments: [BZA16-018 Staff Report](#)

On a motion to defer by Mr. Kumar, seconded by Mr. Ramsey, the special exception was deferred by a vote of 7 to 0.

5. BZA Case #2016-0019

9 Cockrell Avenue

Public hearing and consideration of a request for a variance to construct a new single-family dwelling within a required front yard. Zoned R-8/Residential Single-family. Applicant: Cockrell Properties, LLC

Attachments: [BZA16-019 Staff Report](#)

[9 Cockrell Email](#)

[9 Cockrell Application and Materials](#)

On a motion to approve by Mr. Kumar, seconded by Mr. Perna, the Board of Zoning Appeals voted to approve the BZA Case # 2016-0019. The motion carried on a vote of 7 to 0.

Other Business

City's response to the question of legal review and definition of a party wall as required by condition of May 2016 BZA Case #2016-00007.

Staff and the Board of Zoning Appeals discussed the issue of party walls.

Minutes

6. Consideration of the minutes of the November 10, 2016 Board of Zoning Appeals hearing.

The Board of Zoning Appeals voted to approved the minutes from the November 10, 2016 hearing as submitted. The motion carried on a vote of 7-0.

Adjournment

The Board of Zoning Appeals hearing was adjourned at 9:15pm