

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

The regular meeting of the Board of Zoning Appeals was held on  
Monday, July 14, 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](http://www.alexandriava.gov/dockets) and on file in the Department of Planning and Zoning.

Members Present: Paul Liu, Chair  
Raj Patel  
Coleman Burke  
Tim Foley  
Andrew Justus

Members Absent: Dawn Bauman, Vice Chair  
Kimberlee Eveland, Secretary

Staff Present: Mary Christesen, Department of Planning & Zoning  
Sean Killion, Department of Planning & Zoning  
Ted Alberon, Department of Planning & Zoning

**CALL TO ORDER**

1. Mr. Liu called the July 14, 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 #2025-00005

605 East Timber Branch Parkway

Public Hearing and consideration of a request for a Special Exception to convert an existing addition into an attached private garage located less than 8.00 feet from the front building wall facing the primary front yard.; zoned: R-8/Residential Applicant: Lauren Gagne

**BOARD OF ZONING APPEALS ACTION, JULY 14, 2025:** On a motion by Mr. Foley, seconded by Mr. Burke, 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: Laruen Gagne, property owner, made the presentation.

Discussion:

Mr. Foley asked staff if this property had a garage previously. Staff explained that the area in question was previously a car port that was enclosed into a conditioned living space.

Mr. Burke asked staff if there were records of when this conversion occurred. Staff explained this was done under a grading plan in 2019.

Mr. Foley asked staff if this conversion was permitted. Staff explained that the enclosure did comply, but the grading plan was never closed out. Staff added that the current property owner will have to get permits for the work done by the previous owner. It was also easier to see if they would be granted this special exception first and then proceed under a single building permit. Lastly staff explained the car port was noncomplying, but with the special exception they could have an attached garage with front facing vehicle opening less than eight feet from the front-building wall.

Mr. Foley was concerned that the enclosure was done without permits and wanted to confirm the applicant will need to get permits for all the work done previously to make sure everything meets building code standards. Staff confirmed this was correct.

Mr. Patel agreed with staff recommendations and through looking over the documents had assumed that a garage was already present due to the proposal matching the existing

character of the neighborhood.

Mr. Justus added that the proposed conversion from enclosed living space to an attached garage was the least disruptive to the applicant and the neighborhood and it would comply with the regulations.

Mr. Foley mentioned that he felt for the applicant and their need for a garage. He suggested to the applicant that they add a side door off the garage and that it would be a practical addition. He agreed with Mr. Patel's reasoning and staff's recommendation.

Mr. Liu asked about the 2008 infill regulations that prohibited front loaded garages. Staff explained that a special exception was created for properties in neighborhoods like this one where a majority of homes have front loaded garages.

### **MINUTES**

3. Consideration of the Minutes from the April 7, 2025, Board of Zoning Appeals Public Hearing.

**BOARD OF ZONING APPEALS ACTION, JULY 14, 2025:** On a motion by Mr. Foley, seconded by Mr. Burke, the Board of Zoning Appeals voted to approve the minutes. The motion was approved on a vote of 4 to 0. Mr. Justus abstained.

### **ADDITIONAL BUSINESS**

4. **ADJOURNMENT**

The Board of Zoning Appeals meeting was adjourned at 7:15 p.m.