

# City of Alexandria, Virginia

## MEMORANDUM

DATE: NOVEMBER 15, 2024

TO: CHAIRMAN FOLEY AND BOARD OF ZONING APPEALS

FROM: MARY CHRISTESEN, PRINCIPAL PLANNER AND TONY LACOLLA,  
DIVISION CHIEF, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #4, BZA#2024-00006, 3350 COMMONWEALTH AVENUE

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This memorandum is to correct an error in the staff report for the special exception request at 3350 Commonwealth Avenue to allow a corner lot fence to remain as constructed. Staff incorrectly applied section 7-1702(A) to this property, when in fact 7-1702(B) should have been applied because 2 of the 3 abutting properties on Leadbeater Street have principal structures facing Leadbeater Street. Instead of a 2.00-foot setback from the secondary front lot line, the required setback for the 6 and 7-foot fence is 8.10 feet, half the distance between the building wall and the secondary front lot line. This correction is technical in nature and does not change staff's analysis or recommendation.

In summary, the applicant is requesting a special exception from the following requirements to allow a corner lot fence to remain as constructed:

<b>Code Section</b>	<b>Subject</b>	<b>Code Requirement</b>	<b>Applicant Proposes</b>	<b>Exception Requested</b>
7-1701	Corner Lot Fence (open fence)	3.75 inches	2.00 inches	1.75 inches
7-1701	Corner Lot Fence (height)	6.00 feet	7.00 feet	1.00 foot
7-1702(B)	Corner Lot Fence	8.10 feet	0.00 feet	8.10 feet