

**BOARD OF ZONING APPEALS
PUBLIC HEARING MINUTES**

The regular meeting of the Board of Zoning Appeals was held on
Monday, February 14, 2022 at 7:00 p.m.

Due to the COVID-19 Pandemic emergency, the May 10, 2021 meeting of the Board of Zoning Appeals is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the Board and staff are participating from remote locations through Zoom Webinar. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meeting can be accessed by the public through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

https://zoom.us/webinar/register/WN_RwIa4IbqSaiwLoLGSN0qrA

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 & Zoning.

Members Present: Mark Yoo, Acting Vice Chair
 Lee Perna, Secretary
 Tim Foley
 Paul Liu
 Jon Wacławski

Absent Members: Erich Chan
 Quynn Nguyen

Staff Present: Owen Albrecht, Department of Planning & Zoning
 Margaret Cooper, Department of Planning & Zoning
 Rachel Drescher, Department of Planning & Zoning
 Marlo Ford, Department of Planning & Zoning
 Alexa Powell, Department of Planning & Zoning
 Sam Shelby, Department of Planning & Zoning

CALL TO ORDER

1. Mr. Yoo called the February 14, 2022 Board of Zoning Appeals to order at 7:00 p.m.

NEW BUSINESS

2. BZA #2021-00017

703 & 707 South View Terrace

Public Hearing and consideration of a request for a Variance to construct a single-family dwelling outside the required front yard setbacks; zoned: R-8/Single-Family Residential.

Applicants: John Herrman and Katharine Norton

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Perna, seconded by Mr. Foley, the Board of Zoning Appeals voted to defer consideration of the variance to the March 14, 2022 Board hearing. The motion carried on a vote of 5 to 0.

Reason: The applicant requested the deferral.

Speakers:

John Hermann, applicant, requested deferral of the case and spoke in support of his request.

3. BZA #2022-00001

1031 Cross Drive

Public Hearing and consideration of a request for a Special Exception to construct an addition in the required side yard; zoned: R-8/Single-Family Residential.

Applicants: Michael D. Gill III and Brooke C. Gill

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Perna and seconded by Mr. Wacławski, the Board of Zoning Appeals approved the special exception subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5 to 0.

Reason: The Board agreed with staff's recommendation and found the request to be a standard and common addition.

Speakers:

Michael and Brooke Gill, applicants, presented the request.

4. BZA #2021-00018

2603 Randolph Avenue

Public Hearing and consideration of a request for a Special Exception to construct a front porch in the required front yard; zoned: R-2-5/Single and Two-Family Residential.

Applicant: Lee Saunders Raynes

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Perna and seconded by Mr. Foley, the Board of Zoning Appeals approved the special exception subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5 to 0.

Reason: The Board agreed with staff's recommendation and found the request to be minor.

Speakers:

Lee Saunders Raynes, applicant, presented the request

Ellen McHugh, owner of 2605 Randolph Ave, spoke against the request.

5. BZA #2021-00020
2419 Central Avenue

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

Applicants: Jamie Ciesla, Trustee Jamie Ciesla Revocable Trust

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Foley seconded by Mr. Liu, the Board of Zoning Appeals approved the special exception subject to all codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5 to 0.

Reason: The Board found the size of the addition to be modest and in keeping with the neighborhood and met all standards for a special exception.

Speakers:

Jamie Ciesla, applicant, presented the request.

6. BZA #2021-00021
2001 Commonwealth Avenue

Public Hearing and consideration of a request for a Special Exception to increase the roof height in a required side yard; zoned: R-2-5/Single and Two-Family Residential.

Applicant: Laura Campbell, architect

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Perna and seconded by Mr. Foley, the Board of Zoning Appeals approved the special exception subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5 to 0.

Reason: The Board found the request to be a minor change and met all the standards for a special exception.

Speakers:

Laura Campbell, architect, presented the request.

OTHER BUSINESS

7. Election of Officers

BOARD OF ZONING APPEALS ACTION, FEBRUARY 14, 2022: On a motion by Mr. Perna, seconded by Mr. Foley, the Board of Zoning Appeals deferred the election of officers to a later hearing. The motion carried on a vote of 5 to 0.

Reason: The Board decided to postpone the elections to the next hearing when more Board members were present.

MINUTES

8. Consideration of the minutes from the December 13, 2021 Board of Zoning Appeals Hearing.

BOARD OF ZONING APPEALS ACTION, DECEMBER 13, 2021: On a motion by Mr. Perna and seconded by Mr. Foley, the Board of Zoning Appeals approved the minutes. The motion carried on a vote of 5 to 0.

ADJOURNMENT

9. The Board of Zoning Appeals meeting was adjourned at 7:59 p.m.