

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

The regular meeting of the Board of Zoning Appeals was held on  
Monday, April 11, 2022 at 7:00 p.m.  
in City 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:     Lee Perna, Chair  
                               Tim Foley, Vice Chair  
                               Quynn Nguyen, Secretary  
                               Mark Yoo

Absent Members:     Paul Liu  
                               Jon Waclawski  
                               Erich Chan (resigned 4/11/2022)

Staff Present:           Owen Albrecht, Department of Planning & Zoning  
                               Mary Christesen, Department of Planning & Zoning  
                               Margaret Cooper, Department of Planning & Zoning  
                               Rachel Drescher, Department of Planning & Zoning  
                               Nancy Williams, Department of Planning & Zoning

## CALL TO ORDER

1. Mr. Perna called the April 11, 2022, Board of Zoning Appeals to order at 7:00 p.m.

## NEW BUSINESS

2. Staff announced the applicant for BZA #2022-00006 requested a deferral.

### **BZA #2022-00006**

322 & 324 South Lee Street, Alexandria, VA 22314

Public Hearing and consideration of a request for Variance to access parking from the street rather than from an alley or interior court; zoned: RM/Townhouse.

Applicant: Avonlea LLC, a Virginia limited liability company

**BOARD OF ZONING APPEALS ACTION, APRIL 11, 2022:** On a motion by Mr. Yoo, seconded by Mr. Foley, the Board of Zoning Appeals voted to defer the requested variance to the next hearing. The motion carried on a vote of 4-0.

**BOARD OF ZONING APPEALS ACTION, APRIL 11, 2022:** On a motion by Mr. Foley, seconded by Mr. Yoo, the Board of Zoning Appeals voted to defer the requested variance to the June 13, 2022 meeting at the request of the applicant. The motion carried on a vote of 4-0.

3. **BZA #2022-00005**

710 South View Terrace, Alexandria, VA 22314

Public Hearing and consideration of a request for a Special Exception to construct an addition in the required side yard; zoned: R-5/Single-Family Residential.

Applicant: The Cunningham Living Trust

**BOARD OF ZONING APPEALS ACTION, APRIL 11, 2022:** On a motion by Mr. Foley, seconded by Ms. Nguyen, the Board of Zoning Appeals voted to approved the requested special exception subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 4-0.

Reason: The Board agreed with staff's recommendation.

Speakers: Laura Cunningham, applicant, presented the case.

## MINUTES

4. Consideration of the minutes from the March 14, 2022, Board of Zoning Appeals Hearing.

**BOARD OF ZONING APPEALS ACTION, APRIL 11, 2022:** With unanimous

consent the minutes were approved.

**ADDITIONAL BUSINESS**

5. Mr. Perna tasked city staff with drafting an amendment to the Board of Zoning Appeals Rules of Procedures to insert Announcements between the Call of Roll and Unfinished Business.
6. Mr. Perna thanked Mr. Yoo for his years of service on the Board of Zoning Appeals as this is his last hearing.
7. Mr. Yoo thanked the Board of Zoning Appeals, previous chair Mr. Altenburg, and city staff.

**ADJOURNMENT**

8. The Board of Zoning Appeals meeting was adjourned at 7:25 p.m.