

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

The regular meeting of the Board of Zoning Appeals was held on  
Monday, May 9, 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  
                               Paul Liu  
                               Jon Wacławski (participating remotely)

Absent Members:     None

Staff Present:           Owen Albrecht, Department of Planning & Zoning  
                               Mary Christesen, Department of Planning & Zoning  
                               Rachel Drescher, Department of Planning & Zoning  
                               Sam Shelby, Department of Planning & Zoning

## CALL TO ORDER

1. Mr. Perna called the May 9, 2022, Board of Zoning Appeals to order at 7:02 p.m.

## NEW BUSINESS

### 2. **BZA #2022-00007**

#### **305 East Bellefonte Avenue**

Public Hearing and consideration of a request for a Special Exception to alter a detached accessory building for use as an accessory dwelling zoned: R-2-5 Single and Two-Family Residential.

Applicant: David Scavone

**BOARD OF ZONING APPEALS ACTION, May 9, 2022:** On a motion by Mr. Foley, seconded by Mr. Lui, the Board of Zoning Appeals voted to approve the requested special exception subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5-0.

Reason: The Board agreed with staff's recommendation.

Mr. Foley asked staff to provide a definition for accessory dwellings. Staff explained that accessory dwellings must contain kitchen, bathroom and sleeping areas and that they must be smaller than the principal dwelling.

Mr. Liu asked staff if there were limitations on short-term rentals for accessory dwellings. Staff replied that an accessory dwelling cannot be used for more than 120 days per calendar years as a short-term rental.

Mr. Foley found the request reasonable as the accessory dwelling would be located within an existing structure. He also found that the request would further the City's housing goals. Mr. Liu echoed these comments.

Mr. Perna asked the applicant if they intended to keep the mural on the accessory building. The applicant confirmed that the mural would remain.

#### Speakers:

David Scavone and Mary Denby, applicants, presented the case and answered questions.

### 3. **BZA #2022-00008**

#### **2411 Terrett Avenue**

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

Applicant: Matthew Hirschmann

**BOARD OF ZONING APPEALS ACTION, MAY 9, 2022:** On a motion by Ms. Nguyen, seconded by Mr. Liu, the Board of Zoning Appeals voted to approve the requested special exception subject to all applicable codes, ordinances, staff

recommendations and conditions. The motion carried on a vote of 5-0.

Reason: The Board agreed with staff's recommendation.

Speakers:

Edwin Andino, representative for the applicant, presented the case.

## **MINUTES**

4. Consideration of the minutes from the April 11, 2022, Board of Zoning Appeals Hearing.

**BOARD OF ZONING APPEALS ACTION, MAY 9, 2022:** With unanimous consent the minutes were approved.

## **ADDITIONAL BUSINESS**

5. Consideration of amendments to the Board of Zoning Appeals Rules of Procedure to insert Announcements between the Call of Roll and Unfinished Business.

**BOARD OF ZONING APPEALS ACTION, MAY 9, 2022:** With unanimous consent the minutes were approved.

## **ADJOURNMENT**

8. The Board of Zoning Appeals meeting was adjourned at 7:24 p.m.