

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

The regular meeting of the Board of Zoning Appeals was held on  
Monday, June 13, 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  
                              Dawn Bauman  
                              Raj Patel  
                              Jon Wacławski (Virtual)

Absent Members:     Quynn Nguyen, Secretary  
                              Paul Liu

Staff Present:         Mary Christesen, Department of Planning & Zoning  
                              Maggie Cooper, Department of Planning & Zoning

## **CALL TO ORDER**

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

## **ANNOUNCEMENTS**

2. Staff announced BZA#2022-00013, 619 South Royal Street would be requesting a deferral.

## **UNFINISHED BUSINESS**

3. None.

## **NEW BUSINESS**

4. **BZA #2022-00012**

### **508 North Washington Street**

Public Hearing and consideration of a request for special exception to construct an addition expanding an existing noncomplying wall in the required front yard.

Zoned: OC/Office Commercial

Applicant: 508 N. Washington Owner LLC, a Virginia limited liability company

**BOARD OF ZONING APPEALS ACTION, JULY 11, 2022:** On a motion by Mr. Foley, seconded by Ms. Bauman, the Board of Zoning Appeals voted to approve the requested special exception with the condition that the curb cut on Washington Street be closed prior to issuance of the certificate of occupancy subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 5-0.

### Reason:

The Board agreed with the staff analysis.

### Speakers:

Duncan Blair, representing the applicant.

### Discussion:

Mr. Perna and Mr. Foley asked for clarification on the rear alley. Ms. Cooper explained there are two alleys behind the property. A public alley directly abuts the subject property, and the applicant would have access to the proposed rear parking from that alley. A second private alley is in the middle of the block and does not directly touch or impact the subject property.

Mr. Foley asked staff to address the comments a neighbor submitted as they did not seem to be issues that could be addressed in the proposal before the Board. Ms. Cooper confirmed that the parking concerns described in the neighbor's comments did not directly relate to the special exception request that was before the Board.

Mr. Foley said that, while he was in favor of removing the curb cut, he wanted to remove the condition that curb cut must be completed before the certificate of occupancy as he did not want the applicant to be negatively impacted if the city had a delay in closing the curb cut.

Ms. Christesen explained that the Transportation and Environmental Services Department (T&ES) would do the work to close the curb cut. She said staff was recommending the closure as a condition of the special exception approval and that zoning staff would check to see if the curb cut was closed before signing off on the certificate of occupancy. She also said zoning staff could sign off on a temporary certificate of occupancy if the condition could not be met at the time that the applicant was ready to occupy the dwelling.

Mr. Blair said the applicant planned to remove the curb cut and did not have concerns with the condition as written in the staff report.

5. **BZA #2022-00013**

619 South Royal Street

Public Hearing and consideration of a request for Variances to construct a garage in the required rear yard and reduce the required open space.

Zoned: RM/Townhouse.

Applicants: Susan M. Alexander and J. Christopher Durr, Jr.

**BOARD OF ZONING APPEALS ACTION, JULY 11, 2022:** On a motion by Mr. Patel, seconded by Mr. Foley, the Board of Zoning Appeals voted to defer the requested variances. The motion carried on a vote of 5-0.

Reason:

The Board agreed with the applicant's request to defer the application to be heard by full Board.

Speakers:

Duncan Blair, representative for applicant, presented the case.

**MINUTES**

6. Consideration of the minutes from the June 13, 2022, Board of Zoning Appeals Hearing.

By unanimous content, the Board of Zoning Appeals approved the minutes of the June 13, 2022 hearing, as submitted, with five members present.

**ADDITIONAL BUSINESS**

7. None.

**ADJOURNMENT**

8. The Board of Zoning Appeals meeting was adjourned at 7:30 p.m.