

BOARD OF ZONING APPEALS
PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Monday, November 14, 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 and on file in the Department of Planning and Zoning.

Members Present: Lee Perna, Chair
Tim Foley, Vice Chair
Paul Liu
Raj Patel

Absent Members: Quynn Nguyen
Jon Waclawski
Dawn Bauman

Staff Present: Mary Christesen, Department of Planning & Zoning
Molly Lambert, Department of Planning & Zoning
Alexa Powell, Department of Planning & Zoning

CALL TO ORDER

1. Mr. Perna called the November 14, 2022, Board of Zoning Appeals to order at 7:02 p.m.

ANNOUNCEMENTS

2. Mr. Perna announced that the Traffic and Parking Board meeting had been moved to the Council Workroom.

NEW BUSINESS

The docket was reordered by unanimous consent to move BZA#2022-00017 to be the first case.

3. **BZA #2022-00017**

3 Washington Circle

Public Hearing and consideration of a request for a Variance to construct a screened porch in the required front yard facing Beverly Drive; zoned: R-8/Single-Family Residential. Applicant: John L. Bradley, Tr. And Joyce M. Bradley, Tr.

BOARD OF ZONING APPEALS ACTION NOVEMBER 14, 2022: By unanimous consent, the variance was deferred as requested by the applicant.

4. **BZA #2022-00019**

2704 Central Avenue

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

Applicant: Emily Turner

BOARD OF ZONING APPEALS ACTION NOVEMBER 14, 2022: On a motion by Mr. Foley, seconded by Mr. Patel, the special exception was approved subject to all applicable codes, ordinances, staff recommendations and conditions. The motion carried on a vote of 4 to 0.

Reason:

The Board agreed with the staff analysis that the request met the criteria for a special exception.

Speakers: Emily Turner, the property owner, made the presentation.

Discussion: Mr. Foley indicated that the proposal met all the criteria as listed in the ordinance. Mr. Liu asked the applicant regarding neighborhood support. The applicant, Ms. Tuner, indicated that letters of support were submitted.

5. **BZA #2022-00020**
302 Lamond Place

Public Hearing and consideration of a request for a Special Exception to construct a garage with the vehicle opening facing the primary front yard along Lamond Place; zoned: R-8/Single-Family Residential.

Applicant: Marks Woods Construction Services LLC, Agent/Lee Horton

BOARD OF ZONING APPEALS ACTION, NOVEMBER 14, 2022: On a motion by Mr. Patel, seconded by Mr. Liu, the special exception was approved subject to all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 4 to 0.

Reason:

The Board agreed with the staff analysis that the request met the criteria for a special exception.

Speakers: Cynthia and Ben Allen, Applicants, made the presentation.

Discussion: Chair Perna and Commissioner Foley both questioned how staff arrived at the determination about which yards were primary versus secondary fronts given the 45-degree orientation of the house on the lot. Staff responded that we considered this in our analysis of this case however due to the walkway, addressing, and slight angle of the main architectural entrance toward Lamond Place staff determined this was the primary front. Commissioner Liu wanted clarification that the relief being requested was not related to a curb cut or driveway. Staff confirmed the Special Exception was purely for the orientation of the garage facing Lamond Place and that there is an existing driveway here so no additional curb cut permits would be required here. Chair Perna also noted that additional letters of support from neighboring property owners was received after the docket was published. Chair Perna asked about a similar case in which a Variance was required. Staff responded that the ordinance has changed since that time and in cases where 50% of the houses on the block or in the contextual block face have an existing garage facing the primary front and a few other standards now they are eligible for a Special Exception.

MINUTES

6. Consideration of the minutes from the October 12, 2022, Board of Zoning Appeals Hearing.

BOARD OF ZONING APPEALS ACTION NOVEMBER 14, 2022: By unanimous consent, the Board of Zoning Appeals approved the minutes of the October 12, 2022 hearing, as submitted.

ADDITIONAL BUSINESS

7. None.

ADJOURNMENT

8. The Board of Zoning Appeals meeting was adjourned at 7:22 p.m.