

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, February 12, 2015
at 7:30 P.M. in Council Chambers, City Hall, Alexandria, Virginia.

The proceedings of the meeting were tape recorded; records of each case are on file in the Department of Planning and Zoning.

Members Present: Mark Allen
Larry Altenburg
Agnes Artemel
Jennifer Walker
Mark Yoo

Staff Present: Peter Leiberg, Planning & Zoning
Alex Dambach, Planning & Zoning

1. Call to order: The meeting was called to order at 7:30 P.M. All Board members were present.

NEW BUSINESS

2. BZA Case #2014-0028

29 East Howell Avenue

Request for special exception to construct a second story addition in the required west side yard. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance - relating to the physical enlargement of a non-complying structure; zoned R2-5/Residential Single-Family.

Applicant: Adam and Andrea Fernandes by Christine Kelly, architect

[This case was deferred at the January 8, 2015 Board of Zoning Appeals hearing.]

BOARD OF ZONING APPEALS ACTION: On a motion by Ms. Artemel, seconded by Chairman Allen, the Board of Zoning Appeals voted to defer BZA Case #2014-0028. The motion carried on a vote of 4 to 1 with Mr. Altenburg dissenting.

Reason: The applicant requested the deferral to consider possible alternatives and to address comments raised by the Board. Mr. Altenburg felt a deferral would not change the opinions of the Board.

Speakers:

Adam Fernandes, applicant, presented the case and answered questions from the Board.

Christine Kelly, architect, gave a brief overview of the design process for the case and answered questions from the Board.

3. BZA Case #2014-0026

7 West Maple Street

Request for special exception to construct a second story addition in the required east side yard. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance - relating to the physical enlargement of a non-complying structure; zoned R-5/Residential Single-Family.

Applicant: Pluvia Zuniga and Julien Reynaud by Stephanie Dimond, architect

BOARD OF ZONING APPEALS ACTION: On a motion by Ms. Artemel, seconded by Ms. Walker, the Board of Zoning Appeals voted to defer BZA Case #2014-0026. The motion carried on a vote of 4 to 1 with Mr. Altenburg dissenting.

Reason: The applicant requested the deferral to consider possible alternatives and to address comments raised by the Board. Mr. Altenburg felt a deferral would not change the opinions of the Board.

Speakers:

Stephanie Dimond, architect, presented the case and answered questions from the Board.

Jennifer Hooff, 4 West Maple Street, spoke in support of the case.

MINUTES

5. Consideration of the minutes from the January 8, 2015 Board of Zoning Appeals hearing.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Yoo, seconded by Ms. Walker, the Board of Zoning Appeals voted to approve the January 8, 2015 minutes as submitted. The motion carried on a vote of 5 to 0.

OTHER BUSINESS

Staff discussed pending state legislation regarding changes in the variance standards and protocols with board members.

ADJOURNMENT

The Board of Zoning Appeals hearing adjourned at 8:30 P.M.