

# MINUTES

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, April 9, 2015  
at 7:30 P.M. in Chet and Sabra Avery Conference Room, 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  
Sean Kumar  
Lee Perna  
Mark Yoo

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

1. Call to order: The meeting was called to order at 7:35 P.M. All Board members were present.

## **NEW BUSINESS**

2. 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

[This case was deferred at the February 12, 2015 Board of Zoning Appeals hearing.]

**BOARD OF ZONING APPEALS ACTION:** Without objection, the Board of Zoning Appeals noted the withdrawal of BZA Case #2014-0026.

Reason: The applicant withdrew the case prior to hearing.

Speakers:

No individuals requested to speak on this docket item.

3. BZA Case #2015-0002

18 West Del Ray Avenue

Request for special exception to construct a second story addition over the existing footprint with a noncomplying north side yard; zoned R2-5/Residential Single and Two Family.

Applicant: Beverly Thomas LLC represented by Michael Schwartz, architect

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Altenburg, seconded by Mr. Yoo, the Board of Zoning Appeals voted to approve BZA Case #2015-0002. The motion carried on a vote of 6 to 0.

Reason: The Board agreed with the staff analysis.

Speakers:

Michael Schwartz, architect, presented the case and answered questions from the Board.

Kerry and Andy Cook, applicants, answered questions from the Board.

Colin Craft, 20 West Del Ray Avenue, expressed support for the case.

## **MINUTES**

4. Consideration of the minutes from the February 12, 2015 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION:** Without objection, the Board of Zoning Appeals voted to approve the minutes as submitted.

**OTHER BUSINESS**

Staff discussed holding a worksession with the City Attorney's office. The worksession will be held after the May hearing to discuss recently adopted state legislation regarding the Board of Zoning Appeals, an overview of the special exception process, infill regulations, and new rules regarding ex parte communications.

**ELECTION OF BOARD OF ZONING APPEALS OFFICERS**

Mr. Allen was appointed chairman on a vote of 6 to 0. Mr. Altenburg was appointed vice chairman on a vote of 6 to 0. Mr. Yoo was appointed secretary on a vote of 6 to 0.

**ADJOURNMENT**

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