

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, May 12, 2016
at 7:30 P.M. in City 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: Lee Perna
Tim Ramsey
Mark Yoo
Agnes Artemel

Members Absent: Larry Altenburg
Jonathan Buono
Sean Kumar

Staff Present: Alex Dambach, Planning & Zoning
Mary Christesen, Planning & Zoning

1. Call to order: The meeting was called to order at 7:30 P.M.

NEW BUSINESS

2. BZA Case #2016-0007
308 Commerce Street
Applicant: Windmill Hill, LLC
Public hearing and consideration of a request for a special exception for a second story addition; zoned: CD/Commercial Downtown.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna to approve with the condition, seconded by Ms. Artemel, the special exception was approved by a vote of 4 to 0.

Condition: Staff must obtain a legal determination that building is a detached single family dwelling, not a semi-detached dwelling. If it is determined that the dwelling is a semi-detached dwelling with a party wall between 308 and 310 Commerce Street, this special exception is not necessary and shall be voided. The applicant may proceed with the project based on the approval granted.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers: Mike Dameron, applicant, presented the case and answered questions from the Board.

OTHER BUSINESS

3. Consideration of the amendments to the Board of Zoning Appeals by-laws regarding time limits for speakers.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna to approve with edits, seconded by Ms. Artemel, the amended by-laws were approved by a vote of 4 to 0.

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4. Consideration of the minutes from the April 14, 2016 Board of Zoning Appeals hearings.

BOARD OF ZONING APPEALS ACTION: On a motion by Ms. Artemel, seconded by Mr. Ramsey, the minutes were approved by a vote of 4 to 0.

ADJOURNMENT

5. The Board of Zoning Appeals hearing was adjourned at 8:00 P.M.