

City of Alexandria, Virginia

MEMORANDUM

DATE: JUNE 8, 2017

TO: CHAIRMAN AND MEMBERS OF THE BOARD OF ZONING APPEALS

FROM: MARY CHRISTESEN, ZONING MANAGER, PLANNING AND ZONING

SUBJECT: AMENDED MAY 11, 2017 MINUTES

After reviewing the video of the May 11, 2017 hearing, staff has amended the reason for the deferral of 100 East Monroe Avenue, BZA2017-00010 and 00011, to accurately reflect the reason given by the Board members.

BOARD OF ZONING APPEALS PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, May 11, 2017
At 7:30 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 alexandriava.gov/dockets and on file in the Department of Planning and Zoning.

Members Present: Mark Yoo, Vice Chair
Daniel Poretz
Lee Perna
Timothy Ramsey
Jonathan Buono

Members Absent: Laurence Altenburg, Chair

Staff Present: Alex Dambach, Planning & Zoning
Sam Shelby, Planning & Zoning

CALL TO ORDER AND ROLL CALL

1. The Board of Zoning Appeals hearing was called to order at 7:30 P.M. by Mr. Yoo. Chairman Altenburg was absent. All other members were present.

NEW BUSINESS

2. BZA Case #2017-0015
5 Leadbeater Street
Public hearing and consideration of a request for a special exception to construct a front porch in the required front yard; zoned R2-5/Residential.
Applicant: Emilio Rodriguez & Jessica Rodriguez (Pillars)

Speakers:

Jessica Rodriguez, applicant, presented the case.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Ramsey, the Board of Zoning Appeals voted to approve BZA Case #2017-0015. The motion carried on a vote of 5-0 with Chairman Altenburg absent.

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

3. BZA Case #2017-0010 & 2017-0011
100 E. Monroe Avenue
Public hearing and consideration of requests for a special exception to construct a front porch in the required front yard and a variance to construct a front porch in the required vision clearance; zoned R2-5/Residential.
Applicant: Barbara Mancini, represented by Warren Almquist, architect

Speakers:

Warren Almquist, representative for the applicant, presented the case.

Discussion: The Board generally agreed with the staff analysis, however, Mr. Buono and Mr. Ramsey were concerned that the request for the vision clearance variance would have a negative impact on the safety of travel at this intersection and that granting the request would be contrary to the purpose of the vision clearance requirement. The Board requested that Transportation and Environmental Services provide further study regarding the proposed structure's impact on pedestrian and traffic safety. Mr. Perna also recommended that the design of the railing provide open views through the slats and remain unchanged between the materials submitted for consideration at the hearing and the building permit submission.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board voted to approve the variance request subject to all applicable codes, ordinances, and staff recommendations and with the condition that the proposed

porch shall not further reduce the vision clearance below the 79.60 feet vision clearance provided by the existing house. The motion failed on a vote of 2 to 3 with Chairman Altenburg absent.

On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board voted to deny the variance request. The motion failed on a vote of 2 to 3 with Chairman Altenburg absent.

On a motion by Mr. Perna, the Board voted to approve the variance request subject to all applicable codes, ordinances, and staff recommendations and with the condition that the porch design must be consistent with the materials submitted. The motion failed due to lack of a second.

On a final motion by Mr. Perna, seconded by Mr. Poretz, the Board voted to defer the variance request. The motion carried on a vote of 4 to 1 with Chairman Altenburg absent. No action was taken on the requested special exception because the variance request was deferred.

Reason: The Board wanted to defer until at least June with the possibility of having a full Board present. Mr. Portez also requested additional analysis and information about traffic safety impacts from Transportation and Environmental Services.

OTHER BUSINESS

4. No other business was discussed.

MINUTES

5. Consideration of the minutes from March 9, 2017 and April 13, 2017 Board of Zoning Appeals hearing

BOARD OF ZONING APPEALS ACTION: By unanimous consent, the Board of Zoning Appeals voted to approve the minutes from the March 9, 2017 meeting. The motion carried on a vote of 4-0, with Mr. Ramsey recusing himself since he was absent at the March hearing and with Chairman Altenburg absent.

By unanimous consent, the Board of Zoning Appeals voted to approve the minutes from the April 13, 2017 meeting. The motion carried on a vote of 5-0 with Chairman Altenburg absent.

ADJOURNMENT

6. The Board of Zoning Appeals hearing was adjourned at 8:30 pm.