

BOARD OF ZONING APPEALS PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, June 8, 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: Laurence Altenburg, Chair
Mark Yoo, Vice Chair
Daniel Poretz
Lee Perna
Timothy Ramsey
Jonathan Buono

Staff Present: Mary Christesen, Planning & Zoning
Sam Shelby, Planning & Zoning
Anh Vu, 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 Chairman Altenburg. All members were present.

ITEM(S) PREVIOUSLY DEFERRED

2. BZA Case # 2017-0010 & 2017-0011
100 East 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 triangle; zoned R2-5/Residential.
Applicant: Barbara Mancini represented by Warren Almquist, architect

This case was deferred at the May 11, 2017 Board of Zoning Appeals hearing

Speakers:

Warren Almquist, architect, represented the case and answered questions from the Board.

Robert Garbacz, Division Chief, Transportation and Environments Services answered questions from the Board.

BOARD OF ZONING APPEALS ACTIONS:

On a motion by Mr. Perna, seconded by Mr. Yoo, the Board voted to approve the special exception request subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0.

Reason: The Board agreed with the staff analysis.

On a motion by Mr. Yoo, seconded by Mr. Ramsey, the Board held a vote to approve the variance request subject to all applicable codes, ordinances, and staff recommendations. The motion failed on a vote of 3 to 3 with Mr. Poretz, Mr. Perna, and Chairman Altenburg voting against it. The variance was denied.

Reason: While some members agreed with the staff analysis, others felt the applicants had not demonstrated they had neither a hardship nor an unreasonable restriction on the use of the property.

Discussion: The Board discussed whether or not the lot characteristics were unique enough to satisfy the variance criteria and whether the proposed porch would impact the safety of vehicular, cyclist, and pedestrian traffic. Mr. Garbacz, Division Chief, Department of Transportation and Environmental Services, stated that the existing dwelling currently violates the corner vision clearance requirement and that the proposed porch would not encroach on the sight distance at the subject intersection nor would it negatively impact

safety. Mr. Yoo suggested that the subject property is unique because it is a corner lot and is affected by the positioning of the existing dwelling on the lot. Chairman Altenburg commented that the existing dwelling appears to be in line with other dwellings on the same block and Mr. Perna felt that criterion B.4 of this report was not satisfied. Mr. Buono asked that Transportation and Environmental Services install parking restriction signs to keep parked cars further away from the intersection in order to provide better sight distance. Mr. Buono also asked staff to consider an update to the vision clearance requirement in the context of the City's Vision Zero efforts. Chairman Altenburg discussed that reasonable alternatives to the proposal could be constructed without further reducing the vision clearance provided by the existing house.

NEW BUSINESS

3. BZA Case #2017-0018
130 Prince Street
Public hearing and consideration for variances to construct a two-story addition in the required side yard; zoned RM/Townhouse. Applicant: Gregory Wilson and Kathleen Cummings, represented by William Cromley

Speakers: William Cromley, designer, presented the case. Mr. Cromley commented that the L-shaped lot is unusual, and the proposed project would reduce the visual bulk of the building and increase the existing open space. Mr. Cromley provided letters of support from two immediate neighbours.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Ramsey, seconded by Mr. Buono, the Board voted to approve the variance request subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0.

Reason: The Board agreed with the staff analysis.

Discussion: The Board discussed the unique configuration of the lot. Mr. Yoo commented that the proposed project is a well-designed, modest addition that not only reduce the visual bulk and mass of the existing building, but it also address existing encroachments

4. BZA Case #2017-0019
310 East Glebe Road
Public Hearing and consideration of a request for a special exception to construct an open back porch in the required side yard; zoned RB/Townhouse. Applicant: Patrick Jansen

Speakers: Patrick Jansen, architect, and Lindsay Bachman, contract purchaser, presented the case and answered questions from the Board.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Yoo, the Board held a vote to approve the special exception request subject to all

applicable codes, ordinances, and staff recommendations. Mr. Yoo motioned to amend this motion to add a condition that the porch remain open. This amending motion failed because it was not seconded. The original motion to approve failed on a vote of 3 to 3 with Mr. Buono, Mr. Ramsey, and Chairman Altenburg voting against. The special exception was denied.

Discussion: The Board asked for clarification regarding the request and discussed the drainage issues and design alternatives.

5. BZA Case # 2017-0020
2311 Valley Drive
Public hearing and consideration of a request for a special exception to construct a front porch in the required front yard; zoned R-8/Single Family. Applicant: Blake K. Thompson, represented by James Finn

Speakers: James Finn, architect, presented the case and answered questions from the Board.

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Buono, seconded by Mr. Ramsey, the Board voted to approve the special exception request subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0.

Discussion: Mr. Ramsey asked for clarification regarding the front setback distance.

OTHER BUSINESS

6. No other business was discussed.

MINUTES

7. Consideration of the minutes from May 11, 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 May 11, 2017 meeting. The motion carried on a vote of 5-0 with Chairman Altenburg being absent for the May 11, 2017 hearing.

ADJOURNMENT

8. The Board of Zoning Appeals hearing was adjourned at 8:37 pm.