

## **BOARD OF ZONING APPEALS PUBLIC HEARING MINUTES**

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, July 13, 2017  
At 7:30 P.M. in Sister Cities Conference Room, 1101, Alexandria, Virginia.

The proceedings of the meeting were recorded; records of each case are on the web at [alexandriava.gov/dockets](http://alexandriava.gov/dockets) and on file in the Department of Planning and Zoning.

Members Present: Laurence Altenburg, Chair  
Mark Yoo, Vice Chair  
Daniel Poretz  
Timothy Ramsey  
Jonathan Buono  
Walter Marlowe

Absent: Lee Perna

Staff Present: Shaun Smith, 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. Mr. Perna was excused. All other members were present.

## **NEW BUSINESS:**

2. BZA Case # 2017-0022  
804 Chalfonte Drive  
Public hearing and consideration of a request for a special exception for a 6 ft. tall privacy fence in the required front yard; zoned R-8/Single- Family.  
Applicant: Richard Williams

### Speakers:

Richard Williams, applicant, presented the case and answered questions from the Board.

Mary Fox, neighbor, spoke in opposition to the applicant's request.

## **BOARD OF ZONING APPEALS ACTIONS:**

On a motion by Mr. Buono, seconded by Mr. Marlowe, the Board of Zoning Appeals voted to deny BZA Case #2017-0022. The motion carried on a vote of 6 to 0.

Reason: The Board agreed with the staff analysis and recommendation of denial.

Discussion: The Board asked for clarification regarding the method in determining front yard setbacks. The Board also asked if the applicant may be allowed to keep the portion of fence that is not within the required front yard in its current dimension. Lastly, the board requested clarification regarding the applicability of a request for a special exception in a front yard if this property were not a corner lot.

3. BZA Case #2017-0023  
210 S. Fayette Street  
Public hearing and consideration of a request for a variance to construct a detached one-car garage and workshop in the required rear yard; zoned RM/Townhouse. Applicant: Scott and Annette Avery

### Speakers:

Mary Catherine Gibbs, attorney, presented the case and answered questions from the Board on behalf of the applicants. Ms. Gibbs provided a letter of support to the Board from a neighbor located at 1122 Prince Street.

Roy Shannon Jr., attorney, spoke in opposition to the applicant's request on behalf of the property owners at 206 S. Fayette Street. Mr. Shannon provided documents including SUP1157 and SUP1342 to the Board to enter into record.

John Gosling, neighbor (208 S. Fayette Street) spoke in support to the applicant's request.

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Ramsey, seconded by Mr. Buono, the Board of Zoning Appeals voted to approve BZA Case #2017-0023 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 height of the existing brick wall, the height of the proposed structure, sightline concerns, and potential future development at 205 S. Henry Street. The Board received clarification of ownership for the existing surface parking spaces and discussed the potential impact the proposed structures might have on the immediate neighbors. The Board acknowledge the subject site's irregular configuration and narrowness.

## **OTHER BUSINESS**

6. No other business was discussed.

## **MINUTES**

7. Consideration of the minutes from the June 8, 2017 Board of Zoning Appeals hearing

**BOARD OF ZONING APPEALS ACTION:** The Board of Zoning Appeals voted to approve the minutes from the June 8, 2017 meeting. The motion carried on a vote of 5-0-1, with Mr. Marlowe abstaining since he was not a Board member yet at the June hearing.

## **ADJOURNMENT**

8. The Board of Zoning Appeals hearing was adjourned at 8:38 p.m.