

BOARD OF ZONING APPEALS PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, December 14, 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
Daniel Poretz
Walter Marlowe
Lee Perna
Jonathan Buono
Timothy Ramsey

Members Absent: Mark Yoo

Staff Present: Mary Christesen, Planning & Zoning
Shaun Smith, 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. Mark Yoo was excused. All other members were present.

NEW BUSINESS

2. BZA Case # 2017-0034
416 Timber Branch Parkway
Public hearing and consideration of a request for a special exception for the construction of an addition to an existing front porch located within the required front yard; zone R-8/Single-family zone.
Applicants: Scott & Kate Bernard, represented by Kim Robbert, architect.

Speakers:

Scott & Kate Bernard, property owners, 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 of Zoning Appeals voted to approve BZA Case #2017-0034 subject to all applicable codes, ordinances, and staff recommendations. The motion carried unanimously on a vote of 6 to 0.

Reason:

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

Discussion:

Mr. Buono commented that the request was reasonable and met the criteria for special exceptions.

3. BZA Case # 2017-0035
200 East Monroe Avenue
Public hearing and consideration of a request for a special exception to construct a second-story addition in the required side yard; zone R 2-5/Single and two-family.
Applicants: Erin Galipeau & Laurentiu Mircea.

Speakers:

Erin Galipeau and Laurentiu Mircea, property owners, presented the case.

Trent Sorensen, contractor for the property owners, presented additional details regarding the house location survey and architectural details of the proposed addition.

BOARD OF ZONING APPEALS ACTIONS: On a motion by Mr. Perna, seconded by Mr. Buono, the Board of Zoning Appeals voted to approve BZA Case #2017-0035 subject to all applicable codes, ordinances, and staff recommendations. The motion carried unanimously on a vote of 6 to 0.

Reason:

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

Discussion:

Mr. Perna requested additional information from the applicant about the changes in measurements between the various plats that were submitted and reviewed with this application. Chairman Altenburg asked if the city would adjust the real estate assessment of the property if the square footage of the land has changed. Mr. Buono commented that the request was reasonable and met the criteria for special exceptions. Lastly, Chairman Altenburg requested that staff reanalyze a previous case that was heard by the Board earlier this year to evaluate if resurveying the property could have impacted the outcome of that particular case and if it would need to be reheard by the Board as a result. Staff indicated that they would look into that previous case and report back at the next Board hearing.

OTHER BUSINESS

6. No other business was discussed.

MINUTES

7. Consideration of the minutes from the October 12, 2017 Board of Zoning Appeals hearing. **there was no November hearing?

BOARD OF ZONING APPEALS ACTION: By unanimous consent, the Board of Zoning Appeals voted to approve the minutes from the October 12, 2017 meeting.

ADJOURNMENT

8. The Board of Zoning Appeals hearing was adjourned at 7:49 p.m.