

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

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, March 8, 2018  
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 [www.alexandriava.gov/dockets](http://www.alexandriava.gov/dockets) and on file in the Department of Planning and Zoning.

Members Present: Laurence Altenburg, Chair  
Jonathan Buono  
Walter Marlowe  
Lee Perna  
Mark Yoo  
Daniel Portez  
Timothy Ramsey

Staff Present: Mary Christesen, Planning & Zoning  
Chrishaun Smith, Planning & Zoning  
Marlo Ford, Planning & Zoning  
Sam Shelby, Planning & Zoning

## CALL TO ORDER

1. Chairman Altenburg called the March 8, 2018 Board of Zoning Appeals to order at 7:30pm.

### **OLD BUSINESS**

2. BZA Case #2017-00039  
Public hearing and consideration of a request for a special exception to construct a second-floor addition over the first floor and a one-story rear addition to an existing dwelling unit in the required secondary front yard facing Virginia Avenue; zoned R-8/Single-family. Applicants: Joseph & Jennifer Hartenstine, represented by Kim A. Beasley, architect

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Perna, seconded by Mr. Yoo the Board of Zoning Appeals voted to withdraw the application as requested by the applicant. The motion carried on a vote of 7 to 0.

### **NEW BUSINESS**

3. BZA Case # 2018-0001  
951 Janney's Lane  
Public hearing and consideration of a request for special exception to construct a fence in the required secondary front yard on a corner lot; zoned R-8/ Residential Single-Family. Applicant: James and Consuelo Barnette, Represented by Glen Izett

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Buono, seconded by Mr. Yoo, the Board of Zoning Appeals approved the special exception subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

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

**Discussion:** Chairman Altenburg asked for clarification regarding the location of the proposed fence and where a permitted fence could be located by-right.

**Speakers:**

James Barnette, applicant, presented the case and answered questions from the Board.

4. BZA Case #2018-0002  
2428 Taylor Avenue  
Public hearing and consideration of request for two special exceptions: (a) to construct an open front porch in the required front yard facing Taylor Avenue; (b) to construct a second-floor addition over the first floor in the required secondary front yard facing Virginia Avenue; zoned R-8/Single-family. Applicants: Joseph & Jennifer Hartenstine, represented by Kim A. Beasley, architect

**BOARD OF ZONING APPEALS ACTION:** On a motion by Mr. Yoo, seconded by Mr. Perna, the Board of Zoning Appeals approved the two special exceptions. The motion carried on a vote of 7 to 0.

**Reason:**

The applications met the criteria for the both special exceptions as outlined in the staff report.

**Discussion:**

Mr. Yoo commented that both requests were reasonable and met the criteria for special exceptions.

**Speaker(s):**

Kim Beasley, Architect presented the case.

**OTHER BUSINESS**

Information regarding a future text amendment for porches was presented Sam Shelby.

Staff inquired regarding an informational session for FAR. Mr. Yoo indicated that the session would be beneficial to the Board. Chrishaun Smith will do the presentation in April.

**MINUTES**

5. Consideration of the minutes from the February 8, 2018 Board of Zoning Appeals.

**BOARD OF ZONING APPEALS ACTION:** A motion by Mr. Perna to amend the discussion portion of the minutes was not seconded and the motion failed.

On a motion by Mr. Buono to accept the minutes amended by staff to address typographical errors and seconded by Mr. Yoo, the minutes were approved. The motion carried by vote of 5 to 1 to 1. Mr. Perna dissented and Mr. Portez abstained.

**ADJOURNMENT**

6. The Board of Zoning Appeals hearing was adjourned at 8:19 p.m.