

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

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, July 12, 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  
Mark Yoo  
Jonathan Buono  
Lee Perna  
Timothy Ramsey  
Daniel Poretz

Members Absent: Walter Marlowe

Staff Present: Chrishaun Smith, Planning & Zoning  
Maggie Cooper, Planning & Zoning

## **CALL TO ORDER**

1. Chairman Altenburg called the July 12, 2018 Board of Zoning Appeals to order at 7:30pm.

## **NEW BUSINESS**

2. BZA #2018-0010

731 Bernard Street

Public hearing and consideration of a request for a variance to provide access to parking from a public street rather than from an interior alley or court; zone RB/Residential Townhouse.

Applicant: Dan & Robin Troutman

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

**Reason:** Approved based on comments from Board members that the variance request was a reasonable deviation from the zoning ordinance in that allowing a driveway in the front yard would be in character with the neighborhood.

**Speakers:** Dan Troutman, the applicant, presented the case.

Stephen Milone, representing the Old Town Civic Association, spoke in opposition to the variance request.

**Discussion:** Mr. Yoo asked staff if the Department of Transportation and Environmental Services (T&ES) evaluated the vehicle turning radius in the alley. Staff responded that T&ES strictly evaluated the curb cut application based on the width and location of the curb cut. Mr. Perna notes that telephone poles may be relocated, however he found it difficult to turn around in the alley to access any parking area.

3. BZA #2018-0011

218 East Mount Ida Avenue

Public hearing and consideration of a request for a special exception to construct an open front porch in the required side yard; zone R 2-5/Single and two-family zone.

Applicant: William Blackburn

**BOARD OF ZONING APPEALS ACTION:** On a motion by Vice Chairman Yoo, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve the requested special exception subject to all other applicable codes, ordinances and staff recommendations with the deletion of staff's condition relating to the porch design. The motioned carried on a vote of 6 to 0.

**Reason:** The Board generally agreed with staff analysis that the proposed porch met the criteria for a special exception.

Speakers: William Blackburn, the applicant, presented the case and answered questions from the Board.

Discussion: Vice Chairman Yoo asked the applicant if he accepted staff's condition regarding the porch design. Mr. Perna asked for clarification about the Board of Architectural Review (BAR) comments. He stated that he was not comfortable with the staff's condition regarding the proposed design. Chairman Altenburg and Vice Chairman Yoo were also concerned with that the proposed design was conditioned upon BAR comments. There was concern by the members that the BAR did not have jurisdiction to condition the proposed porch design because the property is not located within either the Parker-Gray or Old and Historic Alexandria Historic Districts, which receive design review and approval by that particular board.

4. BZA #2018-0012

1202 Summit Avenue

Public hearing and consideration of a request for a special exception to construct a second story addition in the required front yard; zoned R-8/Single-family.

Applicant: Quigberg Properties, LLC, represented by Elizabeth Craver, architect

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

Reason: The Board agreed with staff analysis that the proposed addition met the criteria for a special exception.

Speakers: Liz Craver, architect, representing the applicant, made the presentation.

Discussion: Mr. Altenburg asked staff how a determination is made on the selection of which properties to include within a blockface determination, and if determinations could be considered arbitrary and capricious. Staff responded that the criteria for determining a blockface is regulated by the Zoning Ordinance and that staff is beginning the process of drafting a text amendment that would revise these criteria.

5. BZA #2018-0013

501 Wolfe Street

Public hearing and consideration of a request for a special exception to construct a second story addition in the required side yard; zoned RM/Townhouse zone.

Applicant: Ryan Fletemeyer and Erin McHrain, represented by Scot McBroom, architect.

**BOARD OF ZONING APPEALS ACTION, JULY 13, 2018:** On a motion by Mr. Poretz, seconded by Mr. Perna, the Board of Zoning Appeals voted to approve the requested special exception subject to all other applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0.

Reason: The Board agreed with staff analysis that the proposed addition met the criteria for a special exception.

Speakers: Scot McBroom, architect, representing the applicant, made the presentation.

Discussion: Chairman Altenburg wanted staff to clarify why, because of the FAR noncompliance, this request is for a special exception and not a variance. He said this was inconsistent with prior cases that the BZA has seen regarding FAR. Staff explained that the proposed changes to the property would not increase the FAR of the property is a relocation of existing FAR from the demolition of a roof over existing portions of the building. Therefore, it would not intensify the noncompliance and would decrease the FAR on the property by 10 square feet. Staff further clarified that the only portion of the proposed project subject to BZA review is the requested special exception to continue the noncomplying wall in the required west side yard, thus making it eligible for a special exception.

#### **MINUTES**

6. Consideration of the minutes from the June 14, 2018 Board of Zoning Appeals.

**BOARD OF ZONING APPEALS ACTION, JULY 13, 2018:** On a motion by Mr. Ramsey, seconded by Mr. Buono the Board of Zoning Appeals voted to approve the amended minutes. The motion carried on a vote of 6 to 0.

Discussion: Board discussion to amend the submitted minutes to correct typographical errors.

#### **ADJOURNMENT**

7. The Board of Zoning Appeals hearing was adjourned at 8:34 p.m.