

BOARD OF ZONING APPEALS PUBLIC HEARING MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, September 13, 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 and on file in the Department of Planning and Zoning.

Members Present: Laurence Altenburg, Chair
Mark Yoo
Lee Perna
Timothy Ramsey
Daniel Poretz

Members Absent: Jonathan Buono
Walter Marlowe

Staff Present: Chrishaun Smith, Planning & Zoning
Anna Franco, Planning & Zoning

CALL TO ORDER

1. Chairman Altenburg called the September 13, 2018 Board of Zoning Appeals to order at 7:30pm.

NEW BUSINESS

2. BZA #2018-0014

28 East Howell Avenue

Public hearing and consideration of a request for a special exception for a front porch in the required front yard; if the request is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102(A) of the zoning ordinance, relating to the physical enlargement of a front porch; zone R2-5/Single-and two-family.

Applicant: Curtis Pyke

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Perna, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve the special exception request. The motion carried on a vote of 5 to 0.

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

Speakers: Curtis Pyke, property owner presented the case.

Discussion: There was no discussion on this case.

3. BZA #2018-0015

801 South Royal Street

Public hearing and consideration of a request for a variance to expand the existing first floor and construct a second story addition in the required rear yard; zoned RM/Townhouse.

Applicant: Michael and Alexis Doxey

BOARD OF ZONING APPEALS ACTION: On a motion by Mr. Yoo seconded by Mr. Ramsey, the Board of Zoning Appeals voted to approve the requested special exception. The motion carried on a vote of 5 to 0.

Reason: The Board agreed with staff analysis that the proposed home expansion met the criteria for a variance.

Speakers: Rebecca Bostis, architect
Michael Doxey, property owner presented the case.

Discussion: Chairman Altenburg asked about an error within the zoning table concerning the front yard setback along South Royal Street. Chairman Altenburg also asked for confirmation if a second variance would be allowed on the property. Staff indicated that multiple variances may be allowed on a property. Mr. Yoo asked that staff state the reason

why for the record this particular request must come forward as a variance request as opposed to a special exception to expand a noncomplying wall. Staff explained the wall being expanded complies with previously approved variance and is not noncomplying. Special exceptions are only applicable when a noncomplying wall is being expanded.

MINUTES

4. Consideration of the minutes from the July 12, 2018 Board of Zoning Appeals.

BOARD OF ZONING APPEALS ACTION, SEPTEMBER 13, 2018: On a motion by Mr. Perna, seconded by Mr. Yoo, the Board of Zoning Appeals voted to propose changes to the minutes to strike certain language from the July 12, 2018 Board of Zoning Appeals hearing minutes. On a motion by Mr. Perna, seconded by Mr. Yoo the Board of Zoning Appeals voted to approve the amended minutes. The motion carried on a vote of 5 to 0.

5. OTHER BUSINESS

The Board members discussed the recommended changes to the Rules of Procedure that were presented at the hearing. The original proposed changes encompassed a change in the meeting date and time to 2nd Mondays of the month beginning at 7:00 pm and a typographical error. The Board members proposed additional changes to the Rules of Procedure to correct conflicting information regarding the Secretary of the Board and also an explanation for the removal of article XI in the edits. Staff indicated that they will review the Board's recommendations and provide additional information at the next public hearing in October.

ADJOURNMENT

6. The Board of Zoning Appeals hearing was adjourned at 8:25 p.m.