

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 4, 2019

TO: CHAIR AND MEMBERS OF THE BOARD OF ZONING APPEALS

FROM: MARY CHRISTESEN, ZONING MANAGER

RE: 417 NORTH WASHINGTON STREET – BZA #2019-0004

ISSUE: Following the release of the staff report, staff wishes to provide clarification on an error regarding the date that the property converted from residential to commercial.

DISCUSSION:

Within the background section of the staff report for BZA case # 2019-0004, which requests several variances in order to convert the property from a commercial use to residential, it was stated the building was converted from a residential use to an office use in 1977. The date that is listed in the staff report is incorrect as the property was converted from residential use to an office use as a dental office in 1964. This date predates the property's subdivision in 1973, therefore making it ineligible for an administrative conversion from a commercial to residential use under the provisions of Section 12-102(D).

STAFF:

Chrishaun Smith, Urban Planner

From: [Lee Perna](#)
To: [Anh Vu](#)
Cc: [P&Z - BZA](#); [Lia Niebauer](#); [Patrick Silva](#); [Tony LaColla](#); [Nancy Williams](#); [Karl Moritz](#); [Mary Christesen](#); [Sam Shelby](#); [Shaun Smith](#); [Marlo Ford](#); [Christina Brown](#)
Subject: Re: September 9, 2019 BZA Final Docket & October 7, 2019 BZA Preliminary Docket
Date: Sunday, September 01, 2019 5:44:38 PM

I have a question about Case BZA 2019-0005, which staff should be prepared to answer.

According to staff's report, the lot was subdivided in 1973, and the building was converted from residential use to office use in 1977. That means the property in its current lot configuration was a residence from 1973-1977.

According to Section 12-101(B) of Alexandria's Zoning Ordinance, "A building on a lot that does not meet the current zoning requirements for residential use, that was originally constructed or principally used prior to June 24, 1992 as a residence, may be reverted from commercial use to a residential use and shall be a noncomplying structure ..."

Why does Section 12-101(B) not apply to this property?

On Fri, Aug 30, 2019 at 4:38 PM Anh Vu <Anh.Vu@alexandriava.gov> wrote:

Good afternoon members of the Board of Zoning Appeals,

The September 9, 2019 Board of Zoning Appeals Final Docket has been posted online and will be delivered to your home shortly. Additionally, the October 7, 2019 Board of Zoning Appeals Preliminary Docket is now live as well. Please use the link below to view both dockets.

Dockets

Please inform Boards and Commission staff if you believe you may have a conflict of interest on any case on this docket. As a reminder, according to *section 11-350 of the Zoning Ordinance (Required Application Disclosures)*, any member of a City approving body [Planning Commission, Board of Zoning Appeals, Board of Architectural Review and City Council] who has or has had a business or financial relationship subject to the disclosure requirements of Section 11-350 of the Zoning Ordinance shall be ineligible to vote or participate in any way in consideration of the application.

Thank you, and have a good weekend!