

# City of Alexandria

*301 King St., Room 2400  
Alexandria, VA 22314*



## Meeting Minutes

Thursday, January 12, 2017

7:30 PM

City Hall Council Chambers

**Board of Zoning Appeals**

**1. Call To Order & Roll Call**

**Unfinished Business and Items Previously Deferred**

- 2.** BZA Case #2016-0013  
408 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. 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 non-complying structure; zoned RB/Townhouse. Applicant: Mandi Pratt-Chapman, by Marta Layseca, architect

Attachments:    [BZA16-013 Staff Report](#)  
[408 E Monroe Email](#)

On a motion to approve by Mr. Buono, seconded by Mr. Yoo, the Board of Zoning Appeals voted to approve BZA Case #2016-0013. The motion carried on a vote of 7 to 0.

**New Business**

**3. BZA Case #2016-0017  
1109 Queen Street**

**Public hearing and consideration of a request for a variance to construct a two-story rear addition in the required side yards; zoned CL/Commercial Low.**

**Applicant: Amir Radfar, Elitee Enterprises, Inc**

Without objection the BZA Case #2016-0017 was deferred.

- 4.** BZA Case #2016-0018  
1208 Prince Street  
Public hearing and consideration of a request for a special exception for a two-story addition in the required side 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 non-complying structure; zoned CL/Commercial Low.  
Applicant: Corey Donovan & Jennifer Mullett, represented by Michael Detomo, architect

**Attachments:**     [BZA16-018 Staff Report](#)

**On a motion to defer by Mr. Kumar, seconded by Mr. Ramsey, the special exception was deferred by a vote of 7 to 0.**

- 5.                    BZA Case #2016-0019  
                      9 Cockrell Avenue  
                      Public hearing and consideration of a request for a variance to construct a new single-family dwelling within a required front yard. Zoned R-8/Residential Single-family. Applicant: Cockrell Properties, LLC

**Attachments:**     [BZA16-019 Staff Report](#)  
                              [9 Cockrell Email](#)  
                              [9 Cockrell Application and Materials](#)

**On a motion to approve by Mr. Kumar, seconded by Mr. Perna, the Board of Zoning Appeals voted to approve the BZA Case # 2016-0019. The motion carried on a vote of 7 to 0.**

### **Other Business**

City’s response to the question of legal review and definition of a party wall as required by condition of May 2016 BZA Case #2016-00007.

**Staff and the Board of Zoning Appeals discussed the issue of party walls.**

### **Minutes**

- 6.                    Consideration of the minutes of the November 10, 2016 Board of Zoning Appeals hearing.  
  
                      **The Board of Zoning Appeals voted to approved the minutes from the November 10, 2016 hearing as submitted. The motion carried ona vote of 7-0.**

### **Adjournment**

**The Board of Zoning Appeals hearing was adjourned at 9:15pm**