

# City of Alexandria

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



## **Action Docket - Final**

**Monday, June 8, 2020**

**7:00 PM**

**Electronic Public Hearing**

**Board of Zoning Appeals**

Due to the COVID-19 Pandemic emergency, the June 8, 2020 meeting of the Board of Zoning Appeals (BZA) is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on April 18, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Board and staff are participating from remote locations through Zoom Webinar. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. This meeting can be accessed by the public through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

[https://zoom.us/webinar/register/WN\\_7ENlf5ekStWUd6BxRA6wAw](https://zoom.us/webinar/register/WN_7ENlf5ekStWUd6BxRA6wAw)

Zoom Audio Conference:

Dial: 301-715-8592

Webinar ID: 955 6900 8232

Password: 285594

Public comment will be received at the meeting. The public may submit comments in advance to Kaliah Lewis at [kaliah.lewis@alexandriava.gov](mailto:kaliah.lewis@alexandriava.gov) or make public comments through the conference call on the day of the hearing.

For reasonable disability accommodation, contact Jackie Cato at [jackie.cato@alexandriava.gov](mailto:jackie.cato@alexandriava.gov) or 703.746.3810, Virginia Relay 711.

## **1 Call To Order**

**Mr. Altenburg called the June 8, 2020 Board of Zoning Appeals to order at 7:00 p.m. All other members were present at the call to order.**

## **2 Electronic Participation Policy for Board of Zoning Appeals Hearings**

**Attachments:**     [Electronic Participation Policy](#)

**On a motion by Mr. Yoo seconded by Mr. Perna, the Board of Zoning Appeals voted to approve the Electronic Policy for the Board of Zoning Appeals, as submitted. The motion carried on a vote of 6 to 0, with Mr. Ramsey absent.**

## **New Business**

**3****BZA #2020-00002****107 E Windsor Ave**

Public Hearing and consideration of a request for Special Exceptions to construct a second-story addition and to increase the height of an existing front porch in the required side yard; zoned: RB/Townhouse.

Applicant: Jonathan Renard and Kari McNair, Represented by Christopher Tucker

**Attachments:**     [BZA2020-00002 Staff Report](#)  
[Additional Materials](#)

**On a motion by Mr. Yoo, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve BZA #2020-00002, as submitted. The motion carried on a vote of 5 to 1, with Ms. Nguyen voting against.**

**4****BZA #2020-00004****2403 Burke Ave**

Public Hearing and consideration of a request for a Special Exception to construct a second-story rear addition in the required rear yard; zoned: R-2-5/Single and Two-Family.

Applicant: Kellyn Quill, Represented by Shane Heath

**Attachments:**     [BZA2020-00004 Staff Report](#)

**On a motion by Mr. Yoo, seconded by Ms. Nguyen, the Board of Zoning Appeals voted to approve BZA #2020-00004, as submitted. The motion carried on a vote of 6 to 0.**

**5****BZA #2020-00006****413 North Washington Street**

Public Hearing and consideration of a request for Variances from open space, front, rear and side setbacks to convert a building used for office to a single-family residential dwelling; zoned: CL/Commercial Low.

Applicant: Gwendolyn Jo and Ronald L Carlberg

**Attachments:**     [BZA2020-00006 Staff Report](#)

**On a motion by Mr. Perna, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve BZA #2020-00006, as submitted. The motion carried on a vote of 6 to 0.**

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**BZA #2020-00007****3117 Circle Hill Road**

Public Hearing and consideration of a request for a Special Exception to construct a second-story addition in the required side yard setback; zoned: R-8/Single Family.

Applicant: Timothy and Dana Born

**Attachments:**     [BZA2020-00007 Staff Report](#)

On a motion by Mr. Yoo, seconded by Ms. Nguyen, the Board of Zoning Appeals voted to approve BZA #2020-00007, as submitted. The motion carried on a vote of 6 to 0.

7

**BZA #2020-00008****320 East Monroe Ave**

Public Hearing and consideration of a request for a Variance to construct a second-story addition in the required secondary front yard facing DeWitt Avenue; zoned: R-2-5/Single and Two Family.

Applicant: Katherine L. Gerhard

**Attachments:**     [BZA2020-00008 Staff Report](#)

On a motion by Mr. Yoo, seconded by Mr. Poretz, the Board of Zoning Appeals voted to approve BZA #2020-00008, as submitted. The motion carried on a vote of 6 to 0.

8

**BZA #2020-00001****1420 Key Drive**

Public Hearing and consideration of an Appeal of a zoning violation warning for a sign; zoned: R-20/Single-Family.

Applicant: Vinson Brett Melvin

**Attachments:**     [BZA2020-00001 Staff Report](#)  
                              [Additional Materials](#)

On a motion by Mr. Perna, seconded by Mr. Yoo, the Board of Zoning Appeals voted to deny BZA #2020-00001, as submitted. The motion carried on a vote of 5 to 1, with Mr. Yoo voting in favor of the appeal.

9

**BZA #2020-00009****1300 North Royal Street**

Public Hearing and consideration of an Appeal of the Director's determination that GenOn does not qualify as an appellant under City Zoning Ordinance Section 11-1708(D)(1); zoned: UT/Utilities and Transportation.

Applicant: GenOn Potomac River, LLC c/o Williams Mullen

**Attachments:**     [BZA2020-00009 Staff Report](#)  
[Notice of Withdrawal](#)

**This application was withdrawn at the request of the applicant. There was no action required by the Board of Zoning Appeals.**

**Minutes**

10

Consideration of the minutes from the January 13, 2020 Board of Zoning Appeals meeting.

**Attachments:**     [January 13, 2020 Minutes](#)

**On a motion by Mr. Perna, seconded by Mr. Yoo, the Board of Zoning Appeals voted to approve the minutes of January 13, 2020, as submitted. The motion carried on a vote of 6 to 0.**

**11     Adjournment**

**The Board of Zoning Appeals hearing was adjourned at 9:30 pm.**