

# City of Alexandria

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



## **Action Docket - Final**

**Monday, January 11, 2021**

**7:00 PM**

**Electronic Public Hearing**

**Board of Zoning Appeals**

**1 Call To Order**

**Mr. Altenburg called the January 11, 2021 Board of Zoning Appeals to order at 7:00 p.m. All Board Members were present at the call to order.**

Due to the COVID-19 Pandemic emergency, the January 11, 2021 meeting of the Board of Zoning Appeals 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 June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the 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. The 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\\_LBF2RXh6QMquPfN\\_jtxfKg>](https://zoom.us/webinar/register/WN_LBF2RXh6QMquPfN_jtxfKg)

Zoom Audio Conference:

Dial: 301-715-8592

Webinar ID: 975 6400 8545

Password: 515330

Public comments 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.

**Unfinished Business and Items Previously Deferred**

**2****BZA #2020-00023****113 South Saint Asaph Street**

Public Hearing and consideration of a request for variances from the required side and rear yards, lot size and frontage and maximum dwelling units per acre to convert an existing commercial building to a multi-family dwelling; zoned: CD/Commercial Downtown.

Applicant: Zachary Burson Cotter

**Attachments:**     [BZA2020-00023 Staff Report](#)  
[Additional Materials](#)

**On a motion by Mr. Yoo, seconded by Mr. Perna, the Board of Zoning Appeals voted to deny BZA #2020-00023. The motion carried 7 to 0.**

**New Business****3****BZA #2020-00021****314 Commerce Street**

Public Hearing and consideration of Variances to construct a roof deck in the required side and rear yards, and a pergola in the required rear yard; zoned: CD/Commercial Downtown.

Applicant: Rachel DeBaun, representing John and Emily Galer

**Attachments:**     [BZA2020-00021 Staff Report](#)

**On a motion by Mr. Poretz, seconded by Mr. Perna, the Board of Zoning Appeals voted to deny BZA #2020-00021. The motion carried 7 to 0.**

**4****BZA #2020-00026****100 Cedar Street**

Public Hearing and consideration of a request for a Special Exception to construct an addition in the required side yard setback; zoned: R-5/Single Family.

Applicant: Sarah Dufendach and Alan Kadrofske

**Attachments:**     [BZA2020-00026 Staff Report](#)  
[Additional Materials](#)

**On a motion by Mr. Yoo, seconded by Ms. Nguyen, the Board of Zoning Appeals voted to approve BZA #2020-00026. The motion carried 7 to 0.**

**5**                      **BZA #2020-00030**  
**108 Gibbon Street**

Public Hearing and consideration of a Variance from the side and rear yard setback, and height requirement; zoned: CL/Commercial Low.

Applicant: Benedict and Carol Capuco, represented by Stephen W. Kulinski

**Attachments:**      [BZA2020-00030 Staff Report](#)  
[Additional Materials](#)

**On a motion by Mr. Yoo, seconded by Ms. Nguyen, the Board of Zoning Appeals voted to approve BZA #2020-00030. The motion carried 7 to 0.**

**Other Business**

**6**                      Election of Board Officers for Chair, Vice Chair and Secretary

**The Board of Zoning Appeals elected Laurence Altenburg as Chair, Mark Yoo as Vice Chair, and Lee Perna as Secretary.**

**Minutes**

**7**                      Consideration of the minutes from the December 14, 2020 Board of Zoning Appeals Hearing

**Attachments:**      [December 14, 2020 Hearing Minutes](#)

**On a motion by Mr. Perna, seconded by Mr. Chan, the Board of Zoning Appeals voted to approve the minutes of December 14, 2020, as submitted. The motion carried on a vote of 7 to 0**

**8      Adjournment**

**The Board of Zoning Appeals hearing was adjourned at 9:18 p.m.**