

City of Alexandria, Virginia

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MEMORANDUM

DATE: MARCH 6, 2001
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
FROM: PHILIP SUNDERLAND, CITY MANAGER *PS*
SUBJECT: 2000 ANNUAL REPORT, BOARD OF ZONING APPEALS

ISSUE: Acceptance of the Annual Report of the Board of Zoning Appeals, January 1, 2000, to December 31, 2000.

RECOMMENDATION: That City Council receive the report and thank the Board of Zoning Appeals for their efforts on behalf of the City.

DISCUSSION: The Board of Zoning Appeals Annual Report was submitted by Mr. Warren Almquist, Chairman. Statistical highlights of the report are as follows:

- During 2000, the Board decided 86 variances and two special exceptions; 97.7% of the cases were approved and 2.3% were denied. In 1999, the Board decided 68 variances, 3 special exceptions and one appeal; 84% of the cases were approved, 16% were denied.
- The Board approved: 69 yard variances
 - 7 vision clearance variances
 - 2 open space variances
 - 3 variances to install fences higher than allowed
 - 1 variance to erect a freestanding business sign
 - 1 variance to pave more than 50% of a required yard
 - 1 variance to provide shorter back-up aisle than allowed

This compares to the following:

- In 1999 the Board approved: 45 yard variances
 - 5 vision clearance variances
 - 2 open space variances
 - 3 zone transition variances
 - 1 variance allowing a shed taller than permitted
 - 1 variance to replace freestanding sign within 200 feet of Washington Street

FISCAL IMPACT: None.

STAFF: Peter Leiberg, Department of Planning and Zoning
Emily Swenson, Department of Planning and Zoning

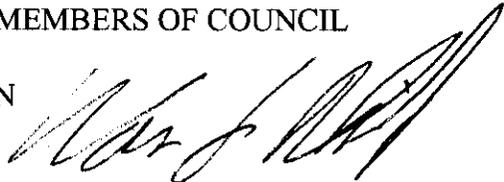
ATTACHMENTS: Attachment #1: 2000 Annual Report of the Board of Zoning Appeals
Attachment #2: List of BZA Members

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 11, 2001

TO: THE HONORABLE MAYOR AND MEMBERS OF COUNCIL

FROM: WARREN ALMQUIST, CHAIRMAN
BOARD OF ZONING APPEALS 

SUBJECT: BOARD OF ZONING APPEALS 2000 ANNUAL REPORT

Eleven public hearings were held by the Board of Zoning Appeals during 2000. No public hearing was held in August.

A total of 75 cases were docketed in 2000. (As a matter of interest, of that total number 15 cases (20%) were deferred to address issues with neighbors or for redesign. Applicants requested and received multiple deferrals, requiring City staff to re-docket, re-advertise, and re-post each deferred case.)

A total of 94 variance requests and two special exceptions for corner lot fences were filed; eight variances were withdrawn by applicants prior to a Board decision. A total of 86 variances and two special exceptions were decided by the Board last year. (Some cases included more than one variance.)

The Board of Zoning Appeals approved 84 variances and two special exceptions; two variances were denied. Of the variances heard by the Board, 97.7 % were approved and 2.3% were denied. Staff recommended denial of 99% of the variances requested because staff believed no hardship was demonstrated by the applicants.

A breakdown as to types of variances decided by the Board and actions taken are as follows:

Front, side and rear yard variances were approved to construct new houses and build additions to existing houses; build new or modify existing front porches/porticos; construct new side and rear porches and decks; install bay windows; build storage sheds, and construct carports and garages with studios or storage space above. A total of 69 yard variances were approved, and two yard variances (for a shed) were denied.

Seven variances to erect structures in vision clearance areas were approved, including house additions and fences.

Two open space variances were approved to construct a rear addition and install one required parking space.

Three variances to install privacy fences higher than permitted were approved for a residential corner lot located on a busy street, a residential lot abutting commercial property and the rear yard of a church school.

A variance to erect a freestanding business sign facing Eisenhower Avenue on a lot with less frontage than allowed and a variance to pave more than 50% of a required yard were approved, and a variance to provide a shorter back-up aisle than allowed was approved.

There were no appeals from a Director's determination received during 2000.

No Board of Zoning Appeals decision was appealed to Circuit Court during 2000.

This past year Warren Almquist served as the Board's Chairman, George Ellmore served as Vice Chairman, and Mary Lyman served as Secretary. Stephen Koenig, Linda Kung, Michael Curry and Mark Allen continued to serve as Board members. There were no resignations or new appointees to the Board during 2000.

BOARD OF ZONING APPEALS

<u>MEMBER</u>	<u>PHONE</u>	<u>OCCUPATION</u>	<u>ORIGINAL APPOINTMENT</u>	<u>CURRENT APPOINTMENT</u>	<u>OATH</u>	<u>EXPIRATION OF CURRENT APPOINTMENT</u>
MARK ALLEN 207 JEFFERSON STREET ALEXANDRIA, VA 22314 CITIZEN	Res: 703-549-6959 Bus: 703-836-8787 Fax: 703-836-7459 E-Mail: landlaw301@aol.com	REAL ESTATE ATTORNEY	03/23/1999	04/25/2000	05/11/2000	04/25/2004
WARREN ALMQUIST 201 EAST MONROE AVENUE ALEXANDRIA, VA 22301 CITIZEN <u>Chair</u>	Res: 703-684-3657 Bus: 703-836-3275 Fax: E-Mail:	ARCHITECT	02/09/1993	02/11/1997	03/04/1997	02/11/2001
HAROLD CURRY 1418 JULIANA PLACE ALEXANDRIA, VA 22304 CITIZEN	Res: 703-836-3232 Bus: 202-775-6579 Fax: 202-862-8622 E-Mail: curry-eiffert@erols.com	COMPLIANCE COORDINATOR NATIONAL GEOGRAPHIC	01/27/1998	01/26/1999	02/09/1999	10/26/2003
GEORGE ELLMORE 1740 DOGWOOD DRIVE ALEXANDIA, VA 22302 CITIZEN	Res: 703-981-2258 Bus: - Fax: - E-Mail:	GEN, MGR. & FOOD AND BEVERAGE DIRECTOR F.C.MGT.	06/14/1994	04/25/2000	05/08/2000	04/25/2004
		Vice Chair	pager number - (703) 531-5139			
STEPHEN KOENIG 231 EAST SPRING STREET ALEXANDRIA, VA 22301 CITIZEN	Res: 703-548-9231 Bus: 703-519-9592 Fax: 703-519-9604 E-Mail: nkswkoenig@erol.com	PARTNER, THE AVENUE GROUP ARCHITECTS	11/26/1996	01/26/1999	02/04/1999	01/26/2003

Attachment 2

BOARD OF ZONING APPEALS

<u>MEMBER</u>	<u>PHONE</u>	<u>OCCUPATION</u>	<u>ORIGINAL APPOINTMENT</u>	<u>CURRENT APPOINTMENT</u>	<u>OATH</u>	<u>EXPIRATION OF CURRENT APPOINTMENT</u>
LINDA KUNG 323 SOUTH COLUMBUS STREET ALEXANDRIA, VA 22314 CITIZEN	Res: 703-683-6378 Bus: 703-508-3871 Fax: - E-Mail:	REAL ESTATE AGENT	02/11/1997	02/11/1997	02/12/1997	02/11/2001
MARY LYMAN 1617 MT. EAGLE PLACE ALEXANDRIA, VA 22302 CITIZEN	Res: 703-845-1510 Bus: 202-371-9770 Fax: 202-371-6601 E-Mail: mstyman@aerols.com	TAX COUNSEL AND PROJECT MANAGER CHAMBERS ASSOCIATES	01/24/1995	01/26/1999	02/10/1999	10/26/2003