

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 14, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF COUNCIL

THROUGH: EILEEN FOGARTY, DIRECTOR, PLANNING AND ZONING *BZA*

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

SUBJECT: 2004 ANNUAL REPORT, BOARD OF ZONING APPEALS

ISSUE: Acceptance of the Annual Report of the Board of Zoning Appeals, January 1, 2004 to December 31, 2004.

RECOMMENDATION: That the 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 Mary Lyman, Chairman. Statistical highlights of the report are as follows:

- During 2004, the Board decided 55 variances, 7 special exceptions; 86% of the variances and 100% of the special exceptions were approved.
- The Board approved:
 - 34 yard variances
 - 1 open space variance
 - 1 vision clearance variance
 - 7 yard special exceptions

FISCAL IMPACT: None

ATTACHMENTS:

Attachment 1: 2004 Annual Report of the Board of Zoning Appeals

Attachment 2: List of BZA Members for 2005

STAFF:

Hal Phipps, Peter Leiberg, Rasheda Dupree and Mary Christesen, Department of Planning and Zoning.



DEPARTMENT OF PLANNING AND ZONING

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DATE: FEBRUARY 10, 2005
TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: MARY LYMAN, CHAIRPERSON, BOARD OF ZONING APPEALS *Mary Lyman*
SUBJECT: BOARD OF ZONING APPEALS 2004 ANNUAL REPORT *mcc*

The Board of Zoning Appeals convened monthly for 9 public hearings during 2004; there was no scheduled hearing in August, in March there were no cases and in November the Board did not have a quorum.

A total of 60 cases were docketed in 2004. The number of the cases docketed in 2004 decreased by 37% from the 95 docketed cases in 2003. Disposition of the cases is as follows:

Withdrawn	7
Deferred	18*
Variances cases approved	27
Variance cases denied	4
Special Exceptions approved	7
Special Exceptions denied	0
Appeals	<u>1</u>
TOTAL CASES	60

* Many cases deferred more than once. Of those cases that were deferred, 5 cases were approved, 4 cases were denied, and 4 cases were withdrawn. These numbers are recorded in the tally of approved, denied and withdrawn cases.

Many cases contained multiple variances. The Board reviewed a total of 55 cases, 49 variances, 7 special exceptions, and 1 appeal. A breakdown of the types of variances/ special exceptions decided by the Board and the action taken are listed as follows:

Variances:

Approvals for:	front yard setbacks	13
	side yard setbacks	13
	rear yard setbacks	5
	open space	1
	vision clearance	1
	fences	<u>3</u>
		36

Denials for:	side yard setbacks	2
	rear yard setbacks	1
	open space	<u>1</u>
		4

A total of 42 variances were decided by the Board last year. Of the variances decided by the Board 85.7% (36) were approved and 14.3% (6) were denied. Staff recommended denial of variance approximately 98% of the time.

Special Exception:

Approvals for:	front yard setbacks	1
	side yard setbacks	<u>6</u>
		7

A total of 7 special exceptions were decided by the Board last year. Of the special exceptions decided by the Board 100% (8) were approved and 0% were denied. Staff recommended approval 100% of the time.

Appeals

The Board reviewed one appeal case. The appeal was denied by the Board.

During 2004, Mary Lyman served as Chairperson of the Board of Zoning appeals, Stephen Koenig served as Vice Chairperson and Michael Curry served as Secretary. Mark Allen, Warren Almquist, David Lantzy continued to serve as Board members. Frank Putzu served as a Board member until April, 2004. Jennifer Lewis was appointed to the Board on April 27, 2004.

BOARD OF ZONING APPEALS

The Board of Zoning Appeals hears and decides appeals requesting variance from provisions of the Zoning Code.

The Board meets on the second Thursday of each month at 7:30 p.m. Approximately five hours per month are required of Board members.

Members: 7

4-YEAR TERM

City Staff: PETER LEIBERG, DEPT. OF PLANNING AND ZONING, 838-4688

MAR 9 2005

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>
MARK ALLEN 207 JEFFERSON STREET ALEXANDRIA, VA 22314 CITIZEN	Res: (703) 549-6959 Bus: (703) 836-8787 Fax: (703) 836-8787 eMail mallen@markallenlaw.com	REAL ESTATE ATTORNEY	3/23/1999	4/27/2004	5/26/2004	4/27/2008
HAROLD CURRY 1418 JULIANA PLACE ALEXANDRIA, VA 22304 CITIZEN	Res: (703) 212-7116 Bus: (202) 775-6579 Fax: (202) 857-5544 eMail curry-stiffert@erols.com	CONSTRUCTION MANAGER	1/27/1998	10/28/2003	11/13/2003	10/28/2007
STEPHEN HUBBARD 100 SANBORN PLACE ALEXANDRIA, VA 22305 CITIZEN	Res: (703) 298-7524 Bus: (202) 857-7715 Fax: (202) 857-5840 eMail stubbard@ngs.org	OPERATIONS DIRECTOR BOOKS & SCHOOL PUB. NATIONAL GEOGRAPHIC	2/25/2005	2/25/2005		2/25/2009
STEPHEN KOENIG 231 EAST SPRING STREET ALEXANDRIA, VA 22301 CITIZEN	Res: (703) 548-9231 Bus: (703) 519-3727 Fax: (703) 519-9604 eMail swk@karchitects.com	PARTNER, LARSON KOENIG ARCHITECTS Vice Chair	11/26/1996	1/28/2003	2/13/2003	1/28/2007

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BOARD OF ZONING APPEALS

Expiration
of Current
Appointment

Original
Appointment Current
Appointment Oath

2/25/2009

2/25/2005

11/25/2003

Occupation

SPECIAL ASSISTANT
NAS IMPLEMENTATION
NAS

4/27/2008

5/11/2004

4/27/2004

4/27/2004

ATTORNEY
GARDNER CARTON &
DOUGLAS

10/28/2007

11/12/2003

10/28/2003

1/24/1995

GENERAL COUNSEL
CHAMBERS ASSOCIATES

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Member

DAVID LANTZY
433 OLD TOWN COURT
ALEXANDRIA, VA 22314
CITIZEN

JENNIFER LEWIS
333 MT. VERNON AVENUE
ALEXANDRIA, VA 22301
CITIZEN

MARY LYMAN
1617 MT. EAGLE PLACE
ALEXANDRIA, VA 22302
CITIZEN
Chair