

## MINUTES

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, January 13, 2011  
at 7:30 P.M. in Council Chambers, City Hall, Alexandria, Virginia.

The proceedings of the meeting were tape recorded; records of each case are on file in the  
Department of Planning and Zoning.

Members Present: Mark Allen  
Geoffrey Goodale  
John Keegan  
David Lantzy  
Eric Zander

Members Absent: Stephen Koenig, Excused  
Jennifer Lewis, Excused

Staff Present: Peter Leiberg, P& Z  
Mary Christesen, P&Z  
Eileen Oviatt, P&Z

- A. Call to order: The meeting was called to order at 7:35 P.M.
- B. Consideration of the following cases under Section 11-004(B) and 11-100 under the Alexandria Zoning Ordinance.

**THE FOLLOWING DOCKET ITEM IS A NEW CONSIDERATION FOR THE BOARD OF ZONING APPEALS:**

- 1. BZA CASE #2010-0031  
3416 OLD DOMINION BOULEVARD  
R-8, RESIDENTIAL  
Anthony and Jennifer Roda, owners, by Kim Beasley, architect: Special exception to construct a covered open front porch 24.00 feet from the front property line.

**BOARD OF ZONING APPEALS ACTION OF JANUARY 13, 2011:** On a motion to approve by Mr. Lantzy, seconded by Mr. Zander, the special exception was approved by a vote of 5 to 0.

Reason: The application met the criteria for a special exception as outlined in the staff report.

Speakers:

Kim Beasley, architect, made the presentation.

- 2. BZA CASE #2010-0028  
5247 SEMINARY ROAD  
R-12, RESIDENTIAL  
Orlando Perez, owner: Special exception to construct a two story addition 36.10 feet from the front property line facing Seminary Road. If the variance is granted, the Board of Zoning Appeals will be granting a variance from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

Deferred due to lack of notice.

- 3. BZA CASE #2010-0029  
209 DUNCAN AVENUE  
CL, COMMERCIAL  
Annemarie and Gregory Mason, owners, by Karen Conkey, architect: Variance to build a multi-family dwelling on the footprint of an existing one-story single-family dwelling and a two-story rear addition 8.58 feet from east side property line and 3.33 feet from the west side property line. If the variance is granted, the Board of Zoning Appeals will be granting a variance from section 12-102(A) of

the zoning ordinance relating to physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF JANUARY 13, 2011:** On a motion to approve by Mr. Goodale, seconded by Mr. Zander, the variance was approved by a vote of 5 to 0.

Reason: The applicant demonstrated a hardship due to the narrowness of the lot and the placement of the existing dwelling on the lot.

Speakers:

Karen Conkey, architect, made the presentation.

4. BZA CASE #2010-0030  
3002 BRYAN STREET  
R-8, RESIDENTIAL

Emily Graves, owner: Variance to construct a one-story addition 23.00 feet from the front property line facing Torrey Place. If the variance is granted, the Board of Zoning Appeals will be granting a variance from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF JANUARY 13, 2011:** On a motion to approve by Mr. Keegan, seconded by Mr. Lantzy, the variance was approved by a vote of 4 to 1. Mr. Zander dissented.

Reason to approve: The applicant demonstrated a hardship due to the irregular shape and topography of the lot, the orientation of the existing house on the lot and the modest nature of the addition.

Dissenting Reason: The applicant did not demonstrate a hardship.

Speakers:

Emily Graves, owner, made the presentation.

Hans Scheifele, neighbor at 2940 Bryan Street, spoke in support.

- C. Consideration of the minutes of the December 9, 2010 Board of Zoning Appeal hearing.

**BOARD OF ZONING APPEALS ACTION OF JANUARY 13, 2011:** On a motion to approve by Mr. Goodale, seconded by Mr. Zander, the minutes were approved by a vote of 5 to 0.

D. Additional Business:

1. Mary Ellis Fannon, owner of 205 Duncan Avenue, arrived to the hearing late and was unable to speak during the during the public comment period for BZA2010-00029. Staff will contact the applicant and suggest they speak with Ms. Fannon regarding her concerns.
2. Board Elections have been postponed to February when more members will be present.
3. Staff is planning a workshop in February to discuss the new variance standards and the standard of review for Appeal cases. The workshop will be held at 6:30 P.M. on February 10 in the Council Workroom.

E. This meeting adjourned at 8:30 P.M.