

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, October 13, 2011
at 7:30 P.M. in Room 2000, 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, Chair
Geoffrey Goodale
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Members Absent: John Keegan, Excused

Staff Present: Joanna Anderson, CAO
Barbara Ross, P&Z
Peter Leiberg, P&Z
Gwen Wright, P&Z
Pat Escher, P&Z
Ron Kagawa, Parks & Recreation
Dana Wedeles, Parks & Recreation
Mark Kraus, ACPS
Margaret Byess, ACPS

- A. Call to order: The meeting was called to order at 7:30 P.M.
- B. Consideration of the following cases under Section 11-004(B) and 11-100 under the Alexandria Zoning Ordinance.

THE FOLLOWING DOCKET ITEMS ARE NEW CONSIDERATIONS FOR THE BOARD OF ZONING APPEALS:

- 1. BZA 2011-0012
4646 SEMINARY ROAD
R-8 RESIDENTIAL/R-20 RESIDENTIAL
Donnell Fullerton and Seminary Hill Association, Inc.: Appeal challenging the Director's determinations regarding the applicability of sections 7-2100 (increased height and density for school facilities) and 11-416 (zoning modifications) of the zoning ordinance, and section 13-1-3 of the city code (night illumination of commercial and residential properties), all as relates to Alexandria City Public School's SUP application for lighted fields at Hammond Middle School.

BOARD OF ZONING APPEALS ACTION OF OCTOBER 13, 2011: On a motion by Mr. Goodale, seconded by Mr. Koenig, the Board upheld the Director's determinations regarding SUPs for increased height and reduced setback; overturned the Director's determination on City Code Section 13-1-3 on the issue of illumination.

Speakers:

Joanna Anderson, Assistant City Attorney, City of Alexandria, spoke against the appeal.

Barbara Ross, Deputy Director, Department of Planning and Zoning, City of Alexandria, spoke against the appeal.

Ericka Dogan, attorney representing Donell Fullerton, spoke in support of the appeal.

John Austin, real estate appraiser representing Donnell Fullerton, spoke in support of the appeal.

Donnell Fullerton, property owner at 1407 North Pickett Street, spoke in support of the appeal.

Nancy Jennings, property owner at 2115 Marlboro Drive, representing Seminary Hill Association, Inc., spoke in support of the appeal.

Frank Putzu, property owner at 1423 Juliana Place, representing Seminary Hill Association, Inc., spoke in support of the appeal.

Michael Curry, property owner at 1418 Juliana, spoke in support of the appeal.

Joe Gerand, property owner at 1401 Knox Place, spoke in support of the appeal.

Bill Rivers, property owner at 15 West Mount Ida Avenue, representing Youth Sports Advisory Board, spoke in opposition to the appeal.

Sheryl Gorsuch, property owner at 408A East Raymond Avenue, Chair, Alexandria City Public School Board, spoke in opposition to the appeal.

Judy Guse-Noritake, property owner at 605 Prince Street, Chair, Park and Recreation Commission, spoke in opposition to the appeal.

Jack Sullivan, property owner at 4300 Ivanhoe Place, spoke in support of the appeal.

- C. Consideration of the September 8, 2011 Board of Zoning Appeals hearing.

BOARD OF ZONING APPEALS ACTION OF OCTOBER 13, 2011: On a motion to approve by Mr. Goodale, seconded by Mr. Lantzy, the minutes were approved as amended by a vote of 6 to 0.

- D. Additional Business: None.

- E. Adjournment: This meeting adjourned at 11:50 PM.