

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, November 10, 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, Chair
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Members Absent: None

Staff Present: Joanna Anderson, CAO
Barbara Ross, P&Z
Peter Leiberg, P&Z
Dirk Geratz, 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 ITEMS ARE NEW CONSIDERATIONS FOR THE BOARD OF ZONING APPEALS:

- 1. BZA CASE #2011-0012
4646 SEMINARY ROAD
R-8 RESIDENTIAL/R-20 RESIDENTIAL
Consideration of the Findings of Fact and Conclusions of Law for the October 13, 2011 BZA decision regarding the Donnell Fullerton and Seminary Hill Association, Inc. appeal 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 NOVEMBER 10, 2011: On a motion to approve by Mr. Goodale, seconded by Mr. Koenig, the Board approved the Findings of Fact and Conclusions by a vote of 6 to 0. Mr. Keegan abstained. (He was not present at the October hearing.)

- 2. BZA CASE #2011-0014
901 RAMSEY STREET
R-2-5, RESIDENTIAL
Alizzi LLC by Redha Mohammed, agent: Special exception to construct a covered open front porch 21.90 feet from the front property line facing Ramsey Street.

Deferred due to lack of notice.

- 3. BZA CASE #2011-0015
6012 KELLEY COURT
R12, RESIDENTIAL
Allen and Margaret Tiedemann by Russell Finn, contractor: Special exception to construct a covered open front porch 28.80 feet from the front property line facing Kelley Court.

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 10, 2011: On a motion to approve by Ms. Lewis, seconded by Mr. Keegan the Board approved the special exception by a vote of 7 to 0.

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

Speakers:

Russell Finn, contractor, made the presentation.

4. BZA CASE #2011-0013
717, 719, 723, 735 N. ST. ASAPH STREET; 716 N. PITT STREET
CD COMMERCIAL
Judith Jones and Jerry Warner by Roy Shannon, attorney: Appeal challenging the Director's determination regarding a protest petition under section 11-808 of the Zoning Ordinance.

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 10, 2011: On a motion to deny the appeal by Mr. Goodale, seconded by Ms. Lewis, the Board denied the appeal by a vote of 5 to 2. Messrs. Koenig and Lantzy dissented.

Speakers:

Roy Shannon, attorney representing Judith Jones and Jerry Warner, presented the appeal.

Joanna Anderson, Assistant City Attorney, and Barbara Ross, Deputy Director, Department of Planning and Zoning, City of Alexandria, presented the case against the appeal.

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

Kenneth Wire, attorney representing the owners of 717, 719, 723, 735 North Saint Asaph Street and 716 North Pitt Street, spoke against the appeal.

Reason for denial: The applicant is no longer aggrieved, lacks standing to appeal, and the case is moot.

THE FOLLOWING ITEM HAS BEEN DEFERRED FROM A PREVIOUS BOARD OF ZONING APPEALS HEARING:

5. BZA CASE #2010-0017
2302 RANDOLPH AVENUE
R-2-5, RESIDENTIAL

Lauren Mizerek and Karen Steer, owners, by Richard Flather, architect: Variance to construct a detached one car garage with storage 3.00 feet from the south side property line and 15.00 feet from the front property line facing La Grande Avenue and a detached storage shed 16.00 feet from the front property line facing La Grande Avenue.

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 10, 2011: On a motion to approve the garage by Mr. Goodale, seconded by Ms. Lewis the Board approved the variance by a vote of 7 to 0 with the condition that the curb cut facing Randolph Avenue be closed.

On a motion by Mr. Allen to withdraw the request for a storage shed from the application, seconded by Mr. Keegan, the Board withdrew the shed request by a vote of 7 to 0.

Reason:

The garage application met the criteria for a hardship as outline in the staff report.

Speakers:

Richard Flather, contractor for the applicant, made the presentation.

Stephen Goodman, neighbor at 2300 Randolph Avenue, spoke in support.

Juan F. Correa, neighbor at 2305 Randolph Avenue, spoke in support.

Barry Bowser, neighbor at 2304 LaGrande Avenue, spoke in opposition.

Amy Slack, neighbor at 2307 Randolph Avenue, spoke in support.

John Ellis, neighbor at 2210 Randolph Avenue, spoke in support.

- C. Consideration of the minutes of the October 13, 2011 Board of Zoning Appeal hearing.

BOARD OF ZONING APPEALS ACTION OF NOVEMBER 10, 2011: On a motion to approve the minutes by Mr. Goodale, seconded by Ms. Lewis, the minutes were approved by a vote of 6 to 0. Mr. Keegan dissented.

- D. Additional Business:

- E. Adjournment: This meeting adjourned at 10:40 PM.