

## MINUTES

The regular meeting of the Board of Zoning Appeals was held on  
Thursday, April 12, 2012  
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: Jim Banks, CAO  
Joanna Anderson, CAO  
Barbara Ross, P&Z  
Peter Leiberg, P&Z

- A. Call to order: The meeting was called to order at 7:30 P.M.
- B. Election of Officers
- Mr. Allen was re-elected Chair.
  - Mr. Lantzy was re-elected Vice Chair.
  - Ms. Lewis was re-elected Secretary.
- C. Consideration of the following cases under Section 11-1200 of the Alexandria Zoning Ordinance.
- 1A. BZA CASE #2012-0003  
April Burke, Elizabeth Gibney and Marie Kux by Roy Shannon, attorney
- 1B. BZA CASE #2012-0004  
Michael Peck by Benjamin Chew, attorney
- 1C. BZA CASE #2012-0005  
Elizabeth P. Baldwin Trust by Benjamin Chew, attorney

**W-1/WATERFRONT MIXED USE ZONE TEXT AMENDMENT**

Appeal challenging the Director's determination regarding the validity of a protest petition, under section 11-808 of the Zoning Ordinance, relating to Text Amendment #2011-0005.

**BOARD OF ZONING APPEALS ACTION OF APRIL 12, 2011:** On a motion by Mr. Goodale, seconded by Mr. Keegan, the Board overturned the Director's determination regarding the validity of a protest petition, under section 11-808 of the Zoning Ordinance, relating to Text Amendment #2011-0005. The motion was approved on a vote of 4 to 2. Messrs. Koenig and Zander dissented. Mr. Allen recused himself.

**BOARD OF ZONING APPEALS ACTION OF APRIL 12, 2011:** On a motion by Mr. Goodale, seconded by Ms. Lewis, the Board recommended that City Council appoint a committee to review the zoning language of section 11-808 of the Zoning Ordinance. The motion was approved on a vote of 6 to 0. Mr. Allen recused himself.

**Speakers:**

Joanna Anderson, Assistant City Attorney, City of Alexandria, presented the case in support of the Director.

Barbara Ross, Deputy Director, Department of Planning and Zoning, City of Alexandria, presented the case in support of the Director.

Roy Shannon and Michael W. Tompkins, attorneys for April Burke, Elizabeth Gibney and Marie Kux, presented the case in support of the appeal.

T. Michael Guiffre, attorney for Michael Peck and Elizabeth P Baldwin Trust, presented the case in support of the appeal,

Elizabeth Gibney, property owner at 300 South Lee Street, spoke in support of the appeal.

April Burke, property owner at 101 Wolfe Street, spoke in support of the appeal.

Marie Kux, property owner at 125 Duke Street, spoke in support of the appeal.

Frank Putzu, property owner at 1423 Juliana Place, spoke in support of the appeal.

Joe Demshar, property owner at 302 Prince Street, spoke in support of the appeal.

Daniel Bernstein, property owner at 121 Princess Street, spoke in support of the appeal.

Dennis Kux, property owner at 125 Duke Street, spoke in support of the appeal.

Andrew Macdonald, property owner at 217 North Columbus Street, spoke in support of the appeal.

Van Van Fleet, property owner at 26 Wolfe Street, spoke in support of the appeal.

Julie Van Fleet, property owner at 26 Wolfe Street, spoke in support of the appeal.

Deena de Montigny, property owner at 302 Prince Street, spoke in support of the appeal.

Katy Cannady, property owner at 20 East Oak Street, spoke in support of the appeal.

Nancy Morgan, property owner at 500 South Pitt Street, spoke in support of the appeal.

John Wood, property owner at 711 Potomac Street, spoke in support of the appeal.

Elizabeth Warner, property owner at 400 Madison Street #2208, spoke in support of the appeal.

Boyd Walker, property owner at 1307 King Street, spoke in support of the appeal.

Lynn Hampton, property owner at 215 Park Road, spoke against the appeal.

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

Bert Ely, property owner at 200 South Pitt Street #2, spoke in support of the appeal.

Ursula Weide, property owner at 1302 Bayliss Drive, spoke in support of the appeal.

Michael V. Jennings, property owner at 10 Potomac Court, spoke in support of the appeal.

Howard Bergman, property owner at 101 Quay Street, spoke in support of the appeal.

Nathan Macek, property owner at 724 Franklin Street, spoke against the appeal.

Alicia Hughes, citizen at 200 Yoakum Parkway, spoke in support of the appeal.

- D. Consideration of the minutes of the December 8, 2011 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION OF APRIL 12, 2012:** On a motion to approve by Mr. Zander, seconded by Ms. Lewis, the minutes were approved by a vote of 5 to 0. Mssrs. Goodale and Lantzy abstained.

- E. Additional Business:

- F. Adjournment: This meeting adjourned at 1:00 A.M.