


## City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 28, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JAMES K. HARTMAN, CITY MANAGER 

SUBJECT: 2006 ANNUAL REPORT, BOARD OF ZONING APPEALS

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**ISSUE:** Acceptance of the Annual Report of the Board of Zoning Appeals, January 1, 2006 to December 31, 2006.

**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, then Chairman. Statistical highlights of the report are as follows:

- During 2006, the Board decided 20 variances, 16 special exceptions and 2 appeals; 88% of the variances, and 100% of the special exceptions were approved. Both of the appeals were denied.
- The Board approved:
  - 10 yard variances
  - 7 open space variances
  - 1 lot width variance
  - 15 yard special exceptions

**ATTACHMENTS:**

- Attachment 1. 2006 Annual Report of the Board of Zoning Appeals
- Attachment 2. List of BZA Members for 2007

**STAFF:**

Stephen Milone, Division Chief, Planning and Zoning  
Peter Leiberg, Supervisory Urban Planner, Planning and Zoning  
Mary Christesen, Urban Planner, Planning and Zoning

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 11, 2007  
TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
FROM: MARY LYMAN, CHAIRMAN, BOARD OF ZONING APPEALS *MSL/mc*  
SUBJECT: BOARD OF ZONING APPEALS 2006 ANNUAL REPORT

The Board of Zoning Appeals convened monthly for 9 regular monthly public hearings and 2 special public hearings on July 20 and August 15 in 2006; there were no cases docketed in January or February and no regular monthly hearing scheduled in August. The Board held one workshop on December 14, 2006 and several subcommittee workshops to discuss covered open front porches as an amendment to the Zoning Ordinance.

Docketed Cases

A total of 42 cases were docketed in 2006. The number of cases docketed in 2006 decreased by approximately 32% from 62 cases docketed in 2005. Disposition of the cases is as follows (many cases were deferred and heard by the Board more than once):

Withdrawals	6
Variance cases approved	16
Variance cases denied	2
Special Exception cases approved	16
Special Exception cases denied	0
Appeals	2
TOTAL CASES	42

\*Some cases contained multiple variances.

The Board reviewed 26 variances, 16 special exceptions and 2 appeals. The breakdown of the types of variances/ special exceptions decided by the Board and the actions taken are listed as follows:

Variances

Approved	18	69%
Denied	2	8%
Withdrawn	6	23%
Total Heard	26	100%

Variance Approvals	# Approved
Front Yard Setbacks	4
Side Yard Setbacks	6
Open Space	7
Lot Width	1
Total Approved	18

Variance Denials	# Denied
Front Yard Setbacks	1
Side Yard Setbacks	1
Total Denied	2

A total of 20 variances were decided by the Board last year. A total of 6 cases were withdrawn by the applicant. Of the variances decided by the Board, 90% (18) were approved and 10% (2) were denied. Staff recommended approval 60% and denial 40% of the time.

Special Exceptions

Approved	16	100%
Denied	0	0%
Withdrawn	0	0%
Total Heard	16	100%

Special Exception Approvals	# Approved
Front Yard Setbacks	1
Side Yard Setbacks	14
Rear Yard Setbacks	1
Total Approved	16

Special Exception Denials	# Denied
Total Denied	0

A total of 16 special exceptions were decided by the Board last year. Of the special exceptions decided by the Board, 100% (16) were approved. Staff recommended approval 100% of the time.

### Appeals

- Krishnan Suthanthiran, Trustee, Gunston Hall Apartments, appealed a letter dated December 22, 2005 from the City Attorney, including a determination by the Director of Planning and Zoning, on the offer by the Alexandria Housing Development Corporation to acquire and preserve the Gunston Hall Apartments. The Board denied the appeal and affirmed the determination of the City Attorney and Director of Planning and Zoning.
  
- Hoffman Family LLC, Hoffman Buildings LP & Hoffman Management Inc. appealed a staff determination requiring Hoffman Family to commence construction and realignment of the Holmes Run Trunk Sewer along the south side of Eisenhower Avenue based on the terms of approved DSUP#2000-0028. The Board denied the Appeal and affirmed the staff determination.

### Board Members

During 2006, Mary Lyman served as Chairman of the Board of Zoning Appeals, Stephen Koenig served as Vice Chairman and Michael Curry served as Secretary. Mark Allen, Stephen Hubbard, David Lantzy and Jennifer Lewis continued to serve as Board members.

cc: James K. Hartman, City Manager  
Richard Josephson, Acting Director, Planning and Zoning

Board of Zoning Appeals Members 2007

Mark Allen  
Michael Curry  
Stephen Hubbard  
David Lantzy  
Jennifer Lewis  
Eric Zander  
Vacant Position