


City of Alexandria, Virginia
MEMORANDUM

DATE: MARCH 10, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: 2007 ANNUAL REPORT, BOARD OF ZONING APPEALS

ISSUE: Acceptance of the Annual Report of the Board of Zoning Appeals, January 1, 2007, to December 31, 2007.

RECOMMENDATION: That 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 Michael Curry, Chairman. Statistical highlights of the report are as follows:

- During 2007, the Board decided 27 variances and 15 special exceptions; 74% of the variances and 100% of the special exceptions were approved.
- The Board approved:
 - 15 yard variances
 - 1 open space variance
 - 2 vision clearance variances
 - 2 variances for fences
 - 15 yard special exceptions

ATTACHMENTS:

Attachment 1. 2007 Annual Report of the Board of Zoning Appeals
Attachment 2. List of BZA Members for 2008

STAFF:

Peter Leiberg, Zoning Manager, Planning and Zoning
Mary Christesen, Urban Planner, Planning and Zoning
Marlo Ford, Urban Planner, Planning and Zoning

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 14, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: MICHAEL CURRY, CHAIRMAN, BOARD OF ZONING APPEALS *M. Curry/mcu*

SUBJECT: BOARD OF ZONING APPEALS 2007 ANNUAL REPORT

The Board of Zoning Appeals convened monthly for 10 regular monthly public hearings; there were no cases docketed in February and no regular monthly meeting scheduled in August. The Board held one workshop on May 10, 2007.

Docketed Items

A total of 36 cases were docketed in 2007, which resulted in 11 deferred cases for a total of 47 docketed items. Staff met with numerous potential applicants to reconfigure plans to meet the requirements of the zoning ordinance and avoid a variance or special exception. Staff also worked with applicants prior to and after submission to reduce the impact of the proposal on adjacent property owners and to preserve neighborhood character. Four applications were withdrawn by the applicants. Disposition of the cases is as:

BZA Applications

Withdrawals	4
Variance cases approved	15
Variance cases denied	2
Special Exception cases approved	15
Special Exception cases denied	0
Appeals	0
TOTAL CASES	36

Variance Requests

The Board reviewed 27 variance requests. A total of 22 variance requests were decided by the Board last year, 5 variance requests were withdrawn by the applicant. Of the 22 variance requests decided by the Board, staff recommended approval 54.5% and denial 45.5% of the time. The breakdown of the types of variance requests decided by the Board and the actions taken are listed as follows:

Approved	20	74%
Denied	2	7%
Withdrawn	5	19%
TOTAL REVIEWED	27	100%

Variance Approvals	# Approved
Front Yard Setbacks	2
Side Yard Setbacks	10
Rear Yard Setbacks	3
Open Space	1
Vision Clearance	2
Fence Height	2
TOTAL APPROVED	20

Variance Denials	# Denied
Front Yard Setbacks	1
Side Yard Setbacks	1
TOTAL DENIED	2

* Some variance cases contain multiple variance requests.

Special Exception Requests

The Board reviewed and decided 15 special exception requests. Staff recommended approval 100% of the time. The breakdown of the types of special exception requests decided by the Board and the actions taken are listed as follows:

Approved	15	100%
Denied	0	0%
Withdrawn	0	0%
TOTAL REVIEWED	15	100%
TOTAL APPROVED	15	

Special Exception Approvals	# Approved
Side Yard Setbacks	13
Front Yard Setbacks (Open Front Porches)	2

Appeals

One (1) Appeal submitted by Robert Brandt for Jamieson Avenue LLC, 1725 Jamieson Avenue, was docketed before the Board, but was withdrawn by the applicant prior to the hearing due to satisfactory outcome of negotiation with staff.

Text Amendments

In 2006 and 2007 the Board and staff crafted language for a text amendment to the zoning ordinance to create a special exception for certain covered open front porches. At the March 8, 2007 meeting, the Board approved the text amendment language. In April 2007, the Text Amendment, as amended, was approved by City Council. Since April, the Board has reviewed and approved two special exceptions for porches which met the criteria outlined in the text amendment.

Board Members

During 2007, Michael Curry served as Chairman of the Board of Zoning Appeals, Mark Allen served as Vice-Chairman, and David Lantzy served as Secretary. Stephen Hubbard and Jennifer Lewis continued to serve as board members. Eric Zander was appointed to the Board in January and Geoffery Goodale was appointed to the Board in February to fill vacancies due to the resignations of Stephen Koenig and Mary Lyman, who was appointed to the Planning Commission.

cc: James K. Hartmann, City Manager
Faroll Hamer, Director, Planning and Zoning

Board of Zoning Appeals Members 2008

Michael Curry, Chair
Mark Allen, Vice-Chair
David Lantzy, Secretary
Geoffrey Goodale
Stephen Hubbard
Jennifer Lewis
Eric Zander