MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, February 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
                  John Keegan
                  Stephen Koenig
                  David Lantzy
                  Jennifer Lewis
                  Eric Zander

Members Absent:   Geoffrey Goodale, Excused

Staff Present:    Peter Leiberg, P& Z
                  Mary Christesen, 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 #2010-0032
   1303 WEST BRADDOCK ROAD
   R-8, RESIDENTIAL
   Kathleen Stradar, owner: Special exception to construct a two-story addition 4.90 feet from the east side property line. If the special exception is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

   BOARD OF ZONING APPEALS ACTION OF FEBRUARY 10, 2011: On a motion to approve by Mr. Koenig, seconded by Mr. Zander, the special exception was approved by a vote of 6 to 0.

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

   Speakers:

   Kathleen Stradar, owner, made the presentation.

2. BZA CASE #2011-0001
   2305 A BURKE AVENUE
   R-2-5, RESIDENTIAL
   Elizabeth Hill and Mark Turner, owners, by Crystal Construction Services, contractor: Special exception to construct a two-story addition 8.60 feet from the north side property line. If the special exception is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

   BOARD OF ZONING APPEALS ACTION OF FEBRUARY 10, 2011: On a motion to approve by Ms. Lewis, seconded by Mr. Keegan, the special exception was approved by a vote of 6 to 0.

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

   Speakers:
Nathan Hamman, contractor and David Issac, designer, made the presentation.

Amy Strauss, owner at 2305 Burke Avenue, spoke in support.

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

3. BZA CASE #2010-0028  
5247 SEMINARY ROAD  
R-12, RESIDENTIAL  

Orlando Perez, owner: Special exception to construct a two story addition 36.10 feet from the front property line facing Seminary Road. If the special exception is granted, the Board of Zoning Appeals will be granting a special exception from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

**BOARD OF ZONING APPEALS ACTION OF FEBRUARY 10, 2011:** On a motion to approve by Mr. Lantzy, seconded by Ms. Lewis the special exception was approved by a vote of 6 to 0.

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

Speakers:

Jimmy Perez, owner’s son, made the presentation.

**ITEM NOT BEING HEARD:**

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 1.00 feet from the north side property line and 1.00 feet from the front property line facing La Grande Avenue and a storage shed 16.00 feet from the front property line facing La Grande Avenue and abutting the new garage. (Deferred prior to the hearing at the request of the applicant.)

C. Consideration of the minutes of the January 13, 2011 Board of Zoning Appeals hearing.

**BOARD OF ZONING APPEALS ACTION OF FEBRUARY 10, 2011:** On a motion to approve by Mr. Keegan, seconded by Mr. Zander, the minutes were approved by a vote of 4 to 0. Ms. Lewis and Mr. Koenig abstained.
D. Additional Business:

1. Board Elections
   - On a motion by Mr. Lantzy, seconded by Mr. Zander, Mr. Allen was re-elected Chair by a vote of 6 to 0.
   - On a motion by Mr. Allen, seconded by Ms. Lewis, Mr. Lantzy was re-elected Vice Chair by a vote of 6 to 0.
   - On a motion by Mr. Allen, seconded by Mr. Zander, Ms. Lewis was re-elected Secretary.

E. Adjournment: This meeting adjourned at 7:55 P.M.