

MINUTES

The regular meeting of the Board of Zoning Appeals was held on
Thursday, June 9, 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
David Lantzy
Geoffrey Goodale
John Keegan
Stephen Koenig
Eric Zander

Members Absent: Jennifer Lewis, 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 #2011-0005
406 HIGHLAND PLACE
R-5, RESIDENTIAL
Robert Bothwell and Sharon Benjamin-Bothwell, owners: Variance to construct a one-story addition 4.58 feet from the front property line facing Braxton Place. If the variance is granted, the Board of Zoning Appeals will be granting a variance from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure.

BOARD OF ZONING APPEALS ACTION OF JUNE 9, 2011: On a motion to approve by Mr. Zander, seconded by Mr. Koenig the variance was approved by a vote of 6 to 0.

Reason: The application demonstrated a hardship due to the irregular location and position of the existing dwelling on the lot as outlined in the staff report.

Speakers:

Robert Bothwell and Sharon Benjamin-Bothwell, owners, made the presentation.

- 2. BZA CASE #2011-0006
605 FORT WILLIAMS PARKWAY
R-12, RESIDENTIAL
Roozbeh and Azita Rassuli, owners: Special exceptions to construct a two-story rear addition with a second floor open deck 2.00 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 JUNE 9, 2011: On a motion to defer by Mr. Goodale, seconded by Mr. Zander the variance was deferred by a vote of 5 to 1. Mr. Lantzy dissented.

Reason to defer: To allow the applicant time to explore design alternatives and work with the neighbors and the City regarding storm water management.

Dissenting Reason: The applicant did not demonstrate a hardship.

Speakers:

Michael Nawrocki, architect, made the presentation.

John Carman, owner at 3733 Templeton Place, spoke in opposition.

Michael Brookbank, owner at 3729 Templeton Place, spoke in opposition.

3. BZA CASE #2011-0007
219 N. WEST STREET
R-B, RESIDENTIAL

Wanda Carter, owner: Reapproval of a variance to construct a single family home reducing the required open space from 800 square feet to 457 square feet.

BOARD OF ZONING APPEALS ACTION OF JUNE 9, 2011: On a motion to approve by Mr. Lantzy, seconded by Mr. Koenig the variance was reapproved by a vote of 6 to 0.

Reason: The application demonstrated a hardship due to the substandard size of the lot as previously approved and as outlined in the staff report.

Speakers:

Heather Allen Hills, representative for the applicant, made the presentation.

- C. Consideration of the minutes of the May 12, 2011 Board of Zoning Appeal hearing.

BOARD OF ZONING APPEALS ACTION OF JUNE 9, 2011: On a motion to approve by Mr. Goodale, seconded by Mr. Keegan, the minutes were approved by a vote of 5 to 0. Mr. Allen abstained.

- D. Additional Business:

- E. Adjournment: This meeting adjourned at 8:45 P.M.