

## 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.