City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Action Docket

Thursday, September 11, 2014
7:30 PM

City Hall Council Chambers

Board of Zoning Appeals
1 Roll Call and Call to Order

The Board of Zoning Appeals was called to order at 7:32pm. Ms. Lyle was absent. All other board members were in attendance.

Unfinished Business and Items Previously Deferred

2 BZA Case #2014-0010
3305 Holly Street
R-8, Residential
Request for special exception to raise the existing roof and construct new dormers facing the required south side property line. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance - relating to the physical enlargement of a non-complying structure.
Applicant: David Krantz and Joanna Karwacka by Robert C. Bynes, architect
[This case was deferred by the Board of Zoning Appeals at the May 8, 2014 and June 12, 2014 public hearings]

Attachments:  BZA14-010 Staff Report
             BZA14-010 Additional Materials

The Board of Zoning Appeals noted the withdrawal of BZA Case #2014-0010.

New Business

3 BZA Case #2014-0017
310 East Monroe Avenue
Request for variance to construct a solid wood fence taller than 6 feet and up to a height of 10 feet along the west side property line facing a commercial property; zoned R2-5/Residential. Applicant: Jon and Lisa Quandt

Attachments:  BZA14-017 Additional Materials
             BZA14-017 Staff Report

On a motion by Mr. Yoo, seconded by Ms. Walker, the Board of Zoning Appeals voted to approve BZA Case #2014-0017. The motion carried on a vote of 6-0 with Ms. Lyle absent.

4 BZA Case #2014-0018
522 Gibbon Street
(Parcel Address: 520 Gibbon Street)
Request for a special exception to construct a two-story addition in the required rear yard. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance relating to the physical enlargement of a non-complying structure; zoned RM/Residential Townhouse.
Applicant: Estate of Florence Watkins by Cathleen Curtin Architects PLC

**Attachments:**
- BZA14-018 Staff Report
- BZA2014-0018 Additional Materials

On a motion by Mr. Altenburg, seconded by Mr. Koenig, the Board of Zoning Appeals voted to approve BZA Case #2014-0018. The motion carried on a vote of 6-0 with Ms. Lyle absent.

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**BZA Case #2014-0019**
800 North Overlook Drive
Request for special exception to construct a second-story addition over existing first floor; zoned R-8/Residential. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance - relating to the physical enlargement of a non-complying structure.
Applicant: Angela and Brian Mistretta

**Attachments:**
- BZA14-019 Staff Report

On a motion by Mr. Altenburg, seconded by Mr. Koenig, the Board of Zoning Appeals voted to approve BZA Case #2014-0019. The motion carried on a vote of 5-1 with Mr. Yoo voting against and Ms. Lyle absent.

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**BZA Case #2014-0021**
15 Groves Avenue
Request for a variance to construct a new single family home with an attached forward facing two-car garage facing Groves Avenue; zoned R2-5/Residential.
Applicant: Adam and Katherine Comfort

**Attachments:**
- BZA14-021 Staff Report
- BZA14-021 Additional Materials

On a motion by Mr. Altenburg, seconded by Ms. Walker, the Board of Zoning Appeals voted to deny BZA Case #2014-0021. The motion carried on a vote of 6-0 with Ms. Lyle absent.

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**BZA Case #2014-0022**
321 East Oak Street
Request for special exception to construct an open front porch in the required front yard. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance - relating to the physical enlargement of a non-complying structure; zoned R2-5/Residential.
Applicant: Christine Kelly, architect

**Attachments:**
- BZA14-022 Staff Report
- BZA14-022 Additional Materials

On a motion by Mr. Koenig, seconded by Ms. Walker, the Board of Zoning Appeals voted to approve BZA Case #2014-0022. The motion carried on a vote of 6-0 with Ms. Lyle absent.
Deferred by Applicant Prior to Hearing

BZA Case #2014-0015
110 Gibbon Street
Request for special exception to construct three story addition in required rear yard. If the request is granted, the Board of Zoning Appeals will be granting an exception from section 12-102(A) of the zoning ordinance -relating to the physical enlargement of a non-complying structure; zoned RM/Townhouse Zone.
Applicant: Kathleen Cummings and Greg Wilson by Scot McBroom, architect
[This case was deferred by the Board of Zoning Appeals at the July 2014 public hearing.]

Attachments:  BZA14-015 Staff Report
              BZA14-015 Additional Materials

Deferred by Staff Prior to Hearing

BZA Case #2014-0020
2220 King Street
Request for special exception to construct an open front porch for a new single-family dwelling facing King Street; zoned R-5/Residential.
Applicant: Dan and Lillian York by Kim Beasley, architect

Attachments:  BZA14-0020 Application-Plat-Drawings

8 Minutes

Consideration of the July 10, 2014 Board of Zoning Appeals hearing minutes.

Attachments:  July 10, 2014

On a motion by Mr. Koenig, seconed by Mr. Yoo, the Board of Zoning Appeals voted to approve the July 10, 2014 minutes. The motion carried on a vote of 6-0 with Ms. Lyle absent.

Other Business

9 Adjournment

The Board of Zoning Appeals hearing was adjourned at 9:56pm.