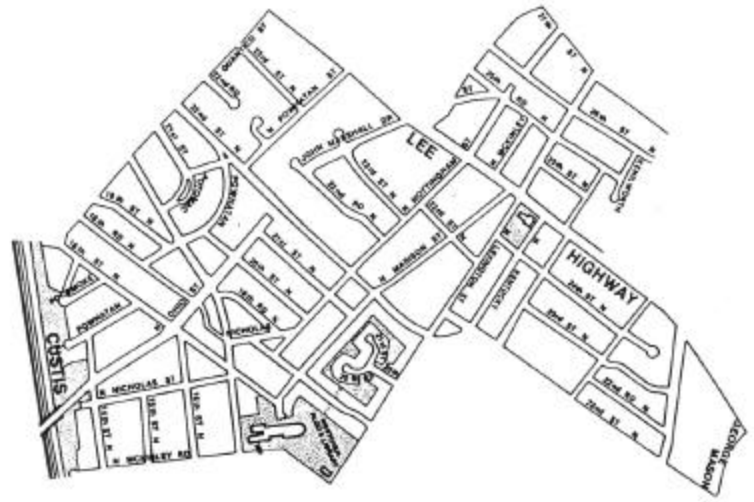


# The Leeway Overlee Leader

Published by the Leeway Overlee  
Civic Association  
<http://www.leewayoverlee.org/>



VOLUME 25, NUMBER 4

DECEMBER 2003

## General Membership Meeting

Wednesday, December 10  
7:30 p.m. - - Rivendell School  
5700 Lee Highway  
(enter from Kensington St.)

### Westover Farmers Market

*Featured Speakers:*

**Ursula Harscheid and Lewis Beardsley**  
**Farmers Market Committee, Westover Civic Assn.**

*Refreshments provided*

## Prospects for Local Farmers Market To be Reviewed

Last summer rumors circulated that we might get a local farmers market one day a week in the Westover area. *The Washington Post* ran a major article on this farmers market initiative during the fall. Now it is time to hear from those promoting the market idea regarding how it might work, where the market would be located, and when it might open. Other issues must be addressed in planning such an addition, such as how to handle increased vehicular and pedestrian traffic, what types of goods should be offered for sale, and appropriate hours of operation.

If you are a farmers market shopper or someone concerned about commercial development in the Westover area, this program may be of particular interest.

Note: The Farmers Market Committee would like to have a Leeway Overlee resident work with them in establishing the market.

## Residential Lot Coverage Issue Moves Toward County Board Action

In the spring the Arlington County Board is expected to take some action on how much development should be permitted in the future on single-family residential lots. This matter has been under study for four years--ever since several neighborhoods protested what they perceived as excessive or inappropriate home development in their communities.

The Zoning Code currently allows developmental coverage on single family lots to be as high as 56% of the lot's surface. The coverage level on most older Arlington homes probably varies between 8% and 20% of the lot's surface. Until recently, no developers or homeowners have built anywhere near the 56% coverage level. Now a few have, and the results have roiled many neighborhoods. A growing number of neighborhoods feel that they are victims of residential overdevelopment under the current coverage standard. They want the allowable coverage percentage rolled back to allow for reasonable, but not excessive, improvement on existing homes and new construction.

The County's Zoning Ordinance and Review

See **Lot Coverage**, p. 3

## Information Items on Meeting Agenda

? *Small Apartment Building Proposed for N. Illinois St. near Lee Highway, page 3*

? *Two New Homes to be Built on N. 22nd St. near N. Quantico St., page 3*

# Are You Wired Into the Community?



Over 150 local residents have subscribed to the Leeway Overlee listserv. These people get word by email on matters of timely interest to the community, plus reminders just in advance of local meetings. The messages are infrequent—only one or two a month—and are sent out without revealing the addresses of the subscribers.

Do you want to “keep up with the Joneses” in terms of what’s going on in the community? If so, join the addressee list by sending an email message to [leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com).

## LEEWAY OVERLEE CIVIC ASSOCIATION

### Officers

President:	Steve Compton	703-533-2857
Vice-President:	Missy Schukraft	703-534-7233
Secretary:	Vicki Howard	703-304-4487
Treasurer:	Karen Norrell	703-533-1538

### Neighborhood Conservation Advisory Committee

#### Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Florence Jones	703-241-0334

#### Highland Park/Overlee Knolls\*

Representative:	Theresa DeFore	703-536-7611
Alternate:	Cliff McCreedy	703-538-4568

\*The HPOK NC representatives are elected by the HPOK Civic Association.

### Arlington County Civic Federation

Delegates:	Steve Compton, Jerry Auten, Missy Schukraft, Ed Robinson
Alternates:	Amy Appelbaum, Rob Swennes, Kristin Kelly, Christie Compton

*The Leeway Overlee Leader* is edited by Rob and Kathee Swennes (703-532-6101); distribution coordinator is Amy Appelbaum (703-241-8446). Articles and other news items can be mailed to the editors (6101 N. 22<sup>nd</sup> St. 22205) or sent by email ([kswen@juno.com](mailto:kswen@juno.com)).

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# Lot Coverage, *continued from page 1.....*

Committee (ZORC) and supporting staff have been examining this issue for several years and gathering factual data. Although ZORC has yet to make a formal recommendation to the Planning Commission and the County Board, the outlines of that committee's thinking are beginning to emerge.

The idea of a 56%, one-size-fits-all limit to coverage is now widely regarded as a bad approach. ZORC is expected to recommend that new, lower coverage limits be set and that the limits should be different depending upon the zoning district in which the particular property lies. For example, in R-5 zoning districts, lots are expected to be a minimum size of 5000 sq. ft. Developmental coverage allowance on these lots would be higher than, say, on residential lots in a R-10 zoned district. Under R-10 zoning a buildable lot is expected to be a minimum of 10,000 sq. ft. in size. These lots traditionally have more open space than lots in R-5 areas. And many citizens would like this to remain the case. One way to do this is to set a lower coverage percentage for the larger lot. This means that a home in an R-10 area is still likely to have a larger footprint than one on an R-5 lot, but there will be a higher percentage of open space remaining on the lot as well.

One new change ZORC seems likely to recommend

is that there should be a separate coverage percentage governing the footprint of the home itself as opposed to overall coverage on the lot. It is the footprint and bulk of a few "McMansions" in Arlington that have most upset

neighborhoods more than the total coverage percentage for the lots. Scaling back the total coverage percentages alone could still allow developers or owners to build what many would regard as grossly oversized homes. A separate main building coverage percentage would help to limit that result while still allowing the builder ample development rights to add a driveway, a separate garage, and the like. For example, if the total



coverage percentage allowance in a district were set at 35% and the main building coverage percentage were set at 20%, the main building's footprint could not exceed 20% of the surface area of the lot. Without a separate main building limit, a home in such a district could by right be as large as 35% and thus seriously overshadow other homes on the street.

The civic association will monitor this issue carefully as it develops over the next several months. Any specific questions can be referred to Rob Swennes (703-532-6101) who serves on ZORC as a representative of the Neighborhood Conservation Advisory Committee.

## Two New Development Proposals Will Be Outlined at Meeting

The civic association has encouraged two developers to brief the community on their upcoming construction plans. Kevin Smith, a local residential builder, expects to start work in December on two new homes on the north side of N. 22<sup>nd</sup> Street near N. Quantico Street. These adjoining lots have never been built upon. Mr. Smith will be building the homes "by right" but is willing to answer any questions the neighborhood may have. The proposed homes are of an original design.

Barnes Lawson, a local attorney representing the owner of the CITGO service station at 5510 Lee Highway, has offered to discuss with the community possible development of the RA 8-18-zoned property behind the station on N. Illinois Street. Only the property bordering on Lee Highway is commercially zoned. The RA 8-18 piece to the rear of the station is zoned to allow for construction of small apartment buildings.



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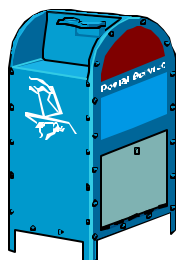
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# Community Notes

## Where Have All the Boxes Gone?

An alert local resident complained to the civic association that many of the long-standing mail boxes in the neighborhood have disappeared in recent weeks. Several along N. 22<sup>nd</sup> Street, for example, have been removed.



An employee at the Preston King Station in Westover confirms that 89 postal boxes for outgoing mail have been removed in Arlington County, leaving 133 boxes in service. The boxes were removed since they were judged to be underutilized—that is, they each received less than 25 pieces of mail a day. This is a cost-cutting move on the part of the U.S.

Postal Service. The Postal Service also removed all the mail boxes at the County's Metro stations as a security measure. Residents are advised to place outgoing letters near their home mail boxes/slots so that the postman can pick them up on a daily basis. This is one of his normal duties. Or you can utilize one of the remaining posting boxes. Other than those at the Preston King Station and the post office in the 2200 block of N. George Mason Drive, boxes can (according to the USPS in Arlington) still be found and used at these two locations in our area: Westover Library and the corner of Washington Blvd. and N. Quantico St. If you know of any other mailboxes in our area, please let us know.

## Volunteer Snowmen Are Ready

Three sidewalk snow blowers were delivered to the neighborhood in late November for use in this winter's Volunteer Snowman program.



About 15 adults in the community have been trained by the County on the operation of this equipment. In the event of a significant snowfall, these volunteers will work to reopen much of the neighborhood's sidewalk network to the Westover shopping center and the East Falls Church Metro station. To volunteer

for the program, contact Rob Swennes at 703-532-6101 or robertswennes@hotmail.com .

### LEEWAY OVERLEE CIVIC ASSOCIATION 2003 MEMBERSHIP APPLICATION

**Please complete this form and mail it with a check for \$2.00 per adult to Karen Norrell, 6101 N. 20<sup>th</sup> St., Arlington, VA 22205.**

**Make check payable to:**

**LEEWAY OVERLEE CIVIC ASSOCIATION**

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Amount Enclosed \$ \_\_\_\_\_

*Thanks for your support!*

## Community News Via E-Mail

Do you want a day-in-advance reminder of civic association meetings? How about prompt notice of other local community issues that arise between newsletters? Your address is not displayed to others when messages are sent. To be added to the addressee list, send your e-mail address to:

[leewayoverlee@hotmail.com](mailto:leewayoverlee@hotmail.com)

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