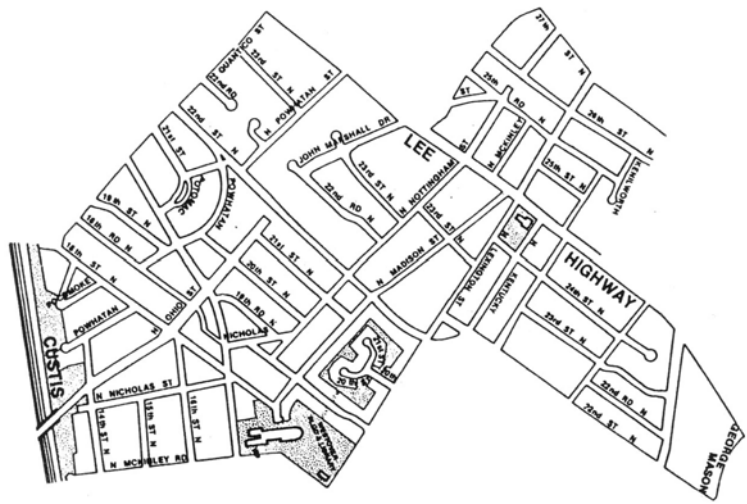


# The Leeway Overlee Leader

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Civic Association  
<http://www.leewayoverlee.org/>



VOLUME 25, NUMBER 2

MAY 2003

## General Membership Meeting

Thursday, June 5, 2003  
7:30 p.m. -- Lee Center, Room 201  
5722 Lee Highway

### Community Improvements at the Lee Center and the New Langston Brown Center

*Featured Speakers:*

**Sandra Green, Recreation Services Supervisor,  
Area 1**

**Nancy Roisum, Project Manager, Lee Center  
Renovation**

*Refreshments provided*

## Improvements Continue at Community Centers

The County is in the midst of rebuilding the Langston Brown Community Center on Lee Highway near the Heidelberg Bakery. The Lee Community Center within our own civic association was renovated substantially within the last few years. Now plans are being developed for outside improvements to the Lee Center block. Sandra Green and Nancy Roisum are very knowledgeable about the plans for these two centers and the programs that they offer. They look forward to sharing them with the community.

Some aspects of the Lee Center landscaping design are not yet finalized. This is the best opportunity for neighbors and users of the Center to express their opinions regarding some of the options. The speakers are looking forward to addressing questions from the community. (See related article on p. 5.)

## 25<sup>th</sup> Annual Yard Sale June 14

The 25th annual Leeway Overlee Community Day and Yard Sale will take place along the John Marshall Drive/Ohio Street greenway on Saturday, June 14th from 9 a.m. until 1 p.m. The community will be out in force to exchange information and greetings, sell unneeded household items, and pick up a few bargains. Live entertainment will be provided by "The Pretensions," a group of musicians arranged by local resident Mike O'Malley. Mike and his group provided excellent music for last year's Community Day event.

Over 100 families set up tables for the festivities, which take place along the six-block stretch of the greenway between Lee Highway and Washington Boulevard. Vehicle traffic will be restricted on the affected parts of N. Ohio Street during the event. Residents who have not sold in the past are encouraged to set up between Lee Highway and N. 22<sup>nd</sup> St. **Please show consideration to nearby residents and do not set up before 7:00 a.m.** The sale will be advertised in *The Washington Post*.

During the event a civic association representative

(See **Yard Sale**, p. 4, col. 1.)

### Agenda Action Items for the Meeting

- *Election of Leeway Overlee Officers and Representatives, p. 2*
- *Vote on proposed four-way-stop at North 22nd St. and North Quantico St., p. 4*

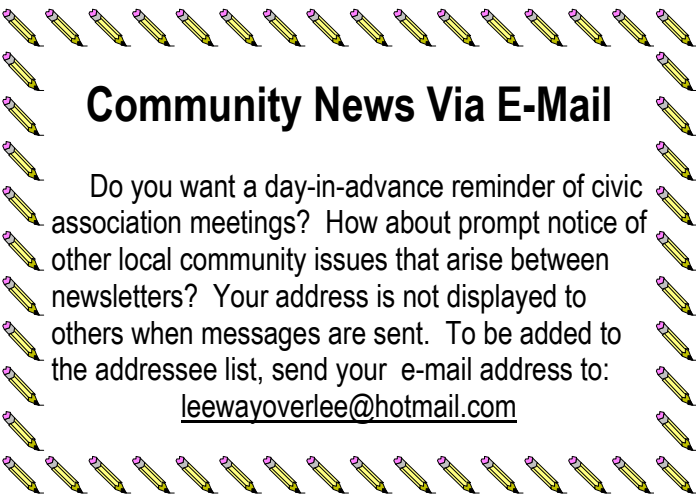
## Nominating Committee Presents Slate of Officers

The Leeway Overlee Nominating Committee, led by Chips Johnson and Amy Appelbaum, has developed a slate of candidates willing to serve as officers of the civic association for next year (June 2003 to May 2004). New officers will be elected during the June 5<sup>th</sup> meeting. The slate proposed by the Nominating Committee is:

President – Steve Compton (N. 21<sup>st</sup> Street)  
 Vice President - Missy Schukraft (N. 22<sup>nd</sup> Street)  
 Secretary – Vicki Howard (N. Lexington Street)  
 Treasurer – Karen Norrell (N. 20<sup>th</sup> Street)

Other nominations can be made from the floor at the meeting.

The community will also select its delegates and alternates to the Arlington County Civic Federation and representatives to the Neighborhood Conservation Advisory Committee for the Leeway neighborhood conservation area. Several of the people currently serving in these positions would like to continue. But there are always some vacancies; so if interested, contact a member of the Nominating Committee and come to the meeting and volunteer.



### 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)

### LEEWAY OVERLEE CIVIC ASSOCIATION

#### Officers

President:	Steve Compton	703-533-2857
Vice-President:	Kristin Kelly	703-532-4274
Secretary:	Vicki Howard	703-304-4487
Treasurer:	Karen Norrell	703-533-1538

#### Neighborhood Conservation Advisory Committee

##### Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	vacant	

##### 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, Kristin Kelly, Ed Robinson
Alternates:	Amy Appelbaum, Rob Swennes, 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)).



### Ward Pest Control, Inc.

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# Residential Redevelopment Rampant within the Neighborhood

Anyone in the neighborhood who thinks that the Leeway Overlee area is basically built out and thus unlikely to change had better look again. This spring several residential building projects have erupted in the community. A minority of these are on vacant land. Most of them involve “tear downs”—that is, demolishing the existing homes on residential lots and building anew.

The new homes built on these lots are invariably larger than the ones removed and pricier. New homes in the local community are now commanding a price of \$800,000 on up. They are all of frame construction and are replacing solid masonry smaller homes built principally in the 1930s and 1940s. One rule of thumb seems to be that if a home is in its original condition and has not been significantly added on to over the past several decades, it may be a candidate for tear down.

It is important for local property owners to know what they can and cannot do to influence these redevelopment forces within the community. Most redevelopment by builders and existing property owners is done “by right.” That is, the proposed development meets all of the requirements under the laws of Virginia and the ordinances of Arlington County. Compatibility of a large new house with those surrounding it is something that neighborhoods always like to see, but it is not a legal standard. Some of the better builders in Arlington go to great lengths to design their new homes or home additions so that their large bulk is not apparent from the curb edge. Others are not so careful and considerate of adjoining property owners.

Neighbors can influence a proposed infill development if the builder needs a variance (see separate article) or if the development is proposed under Unified Residential Development (URD). Likewise if a developer proposed a zoning change for the property, much attention is paid to the views of the neighborhood. For that reason zoning changes are uncommon in Arlington’s single-family home neighborhoods.

The next several issues of *The Leeway Overlee Leader* will contain articles specifically focusing on key elements of land use in Arlington, particularly those practices that influence how development is done within single-family home neighborhoods. The spotlight in this issue is on home variances. (See article on page 5.)



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## Yard Sale....from p. 1, col 2

will come by to collect \$5.00 from each seller to help defray the costs of the newspaper advertisement and the entertainment. Be considerate of neighborhood residents when parking for the yard sale. **Rain date is Saturday, June 21.**

Please leave your dogs at home. The civic association has received complaints about situations that arise due to the presence of pets in the crowd.

Make THIS your annual selling event and thus avoid personal yard sales that take so much more time and effort. For more information on the yard sale event, call the Schneiders at 703-533-0748 or the Swenneses at 703-532-6101.



The bright banner leads shoppers to the annual yard sale.

### 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

\_\_\_\_ Check if you wish a receipt. Enclose a self-addressed, stamped envelope.

\_\_\_\_ Check if you are willing to help with the distribution of THE LEEWAY OVERLEE LEADER.

Name (s) \_\_\_\_\_

Address \_\_\_\_\_

Zip \_\_\_\_\_ Phone \_\_\_\_\_

E-mail address \_\_\_\_\_

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

*Thanks for your support!*

## Unified Residential Development Approved for N. Nottingham St.

A proposal by Suburban Builders, Inc. to build three new homes in the 2300 block of N. Nottingham Street was recently approved by the County Board. The developer went through the County's Unified Residential Development (URD) process to get a use permit for the project.

The developer outlined the proposal at the civic association meeting in March. Prior to that meeting, the developer had obtained approval for the proposal from all of the abutting property owners on the street. Few substantive issues came up during the briefing at the civic association meeting, and the association subsequently sent in a letter noting no particular objection to the proposal. However, several people from elsewhere on the street testified against the project later when it came before the Planning Commission. The Overlee Community Association, whose property backs up to the lots in question, also opposed the project.

The Planning Commission ultimately endorsed the project on a narrow vote, and it was then approved by the County Board. Suburban Builders has built several homes in the neighborhood within the last couple of years and has several more scheduled for construction this spring.



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## The Variance Process: Winning an Exception to the Normal Zoning Rules

(This is part one of a series of articles on residential redevelopment.)

Neighbors have influence on house additions and new home construction if the developer or homeowner needs a variance in order to build the way he wants to. A variance is simply an exception to or deviation from the County's building requirements. It can be applied for by a property owner or developer. The chance of success depends in large measure on the neighborhood's reaction to what the variance is seeking. Most variance requests are for minor deviations to the zoning code requirements, such as, for example, the placement of an air conditioning condenser within the side yard setback area. But some are major and, if granted, could have a significant impact on the appearance of the area or on water runoff down hill from the development.

Look for variance notices posted by the County. These are usually on colored paper and placed on telephone poles near the property for which the variance is sought. If you are unsure what kind of variance the applicant is seeking, call the phone number for the County staff point of contact or check with the property owner. Those paper notices are considered "public notice" to the community. Many Arlington residents have regretted ignoring them when they discover that the County has approved a significant variance that impacts the neighborhood. If no local concerns are expressed, County officials in many cases assume the variance will have a minimal impact.

If concerned about a particular proposed variance in your neighborhood, contact your civic association officers and perhaps also your Neighborhood Conservation Advisory Committee representative. They can help you to evaluate the situation and plan a strategy if you decide that the variance request should be opposed. This type of assistance is one of the core services that civic associations can provide.

## Four-Way Stop Proposed at N. 22<sup>nd</sup> St. and N. Quantico St.

The County has solicited from the Leeway Overlee Civic Association a neighborhood vote regarding whether a four-way stop should be installed at the intersection of N Quantico Street and N. 22<sup>nd</sup> Street. The location has already qualified for a multi-way stop under the warrants used by the County to determine where this form of stop signage should be installed. However, the County's procedures require that the immediately surrounding community affirm its desire to have the intersection changed in this manner.



Since three different civic associations abut at this intersection, each of them will be asked to conduct a formal vote of their members.

A principal reason put forward in favor of a multi-way stop at this location is the difficulty that people driving eastward on N. 22<sup>nd</sup> Street have in seeing moving vehicles on N. Quantico Street.

## Outside Renovations Proposed for Lee Center

Several possible changes in land use are under consideration for the Lee Center property on Lee Highway between N. Kentucky and N. Lexington Streets. The County has considered playfield renovation, increased off-street parking, landscaping changes, a smaller basketball court, and the kiddies' play equipment changes in drawing up its plans. The landscaping possibilities include a seniors' garden and a butterfly garden. The June 5<sup>th</sup> meeting will provide an opportunity for the community to give some input on possible changes to the Lee Center's grounds.

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## Community Notes

### Leeway First Priority Project

The residents of the Leeway neighborhood conservation (NC) area selected the Nottingham Street sidewalk project as its first priority at the civic association's meeting on March 26. That means that the sidewalk proposal will compete for funds against other proposed infrastructure improvements from around the County during the next NC funding session. The semi-annual funding session for neighborhood conservation projects takes place on June 12. The Nottingham project calls for construction of sidewalk along the west side of the street between Lee Highway and N. 22<sup>nd</sup> Road.

### Community Supports Westover/Reed Design

Citizens at the March 26 meeting of the civic association gave strong support to the proposed design for the building that will house the new Westover Branch Library and the second-story educational facility for the public schools. However, some people had reservations regarding the envisioned curved metal roof for the building. Several requests were made that the roof design should be reevaluated. The association's views on the design were subsequently submitted by letter to the County. The project has still to go to the School Board and the County Board for final approval.

### Curbside Recycling

The County provides weekly curbside recycling (through a private contractor) to all single-family residences.



Recyclables are collected on the same day as the regular trash pickup. Most recyclables are to be placed in the County-provided yellow plastic bins. If you need a bin (or if yours is cracked or broken), call 703-228-6570. New bins can also be requested online at <http://www.co.arlington.va.us/des/swd/curb.htm>

Remember that paper for recycling cannot be loose but must be placed in paper bags or tied into bundles with string. Do not put the papers into plastic bags. Don't put ANYTHING in plastic bags if you want it recycled. Corrugated cardboard to be recycled must be flattened and reduced to a size less than 3 feet by 3 feet by 6 inches. Boxes not properly broken down must be collected as regular trash. Waxy paper items (e.g., frozen food or margarine boxes), paper with plastic attached and any paper contaminated with food waste (e.g., pizza boxes) are not recyclable. Call the number above or visit the listed website if you have any other questions about the County's recycling effort.

### Brush, Appliance, Furniture Pickup

To arrange a pickup of brush trimmings, call the Solid Waste Division (703-228-6570) no later than 5 p.m. the day before your regular trash pickup. Brush is picked up by the County every two weeks on your regular trash collection day. Brush and tree trimmings must be less than 18 inches in diameter and no more than 10 feet in length. Lumber, especially pressure-treated pine, cannot be recycled through this brush pickup. Be sure to place the brush pile well away from parked vehicles and not under low-hanging power lines and tree limbs.

**Miscellaneous items** such as furniture, bulky items or car batteries are collected at curbside. Items other than those named should be placed in containers, bundles or bags weighing 50 lb. or less. Bundles should be no longer than 4 ft. Once again check with the Solid Waste Division (703-228-6570) for further information.

**Large scrap metal** (appliances, air conditioners, cabinets) is collected separately, though it is arranged through the same County number. It is picked up with a specialized crane truck which needs good overhead clearance. A \$20 fee may be added to your quarterly County utility bill for pickup of any appliance or metal object over 50 pounds.

### Requesting Leaf Mulch, Wood Chips, and Fill Dirt

Spring is in full swing, and many residents would like to purchase truckloads of these items, which are available through Arlington County. To order any of these items, call 703-228-6570 and a copy of the order form can be sent to you along with the rules regarding delivery. For quicker service, check information from the Solid Waste Division of the County online at <http://www.co.arlington.va.us/des/SWD/cmm.htm>.



Enjoy your summer!