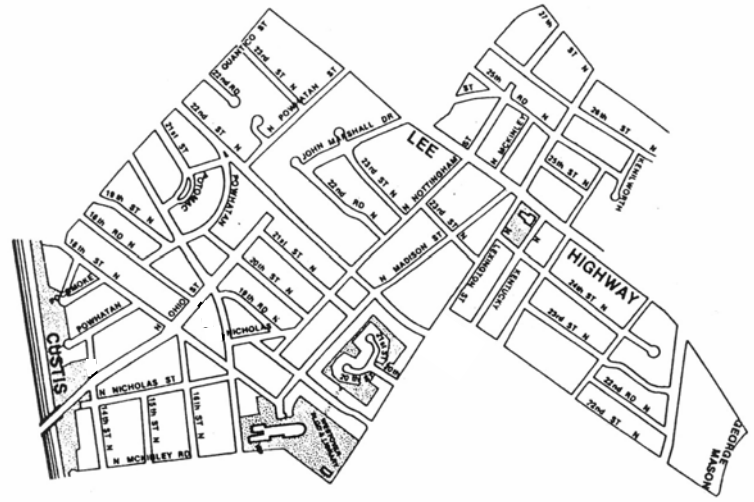


The Leeway Overlee Leader

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



VOLUME 30, NUMBER 1

APRIL 2008

General Membership Meeting

Tuesday, April 29
7:30 p.m. -- Lee Recreation Center
5722 Lee Highway

Accessory Dwelling Units in Our Neighborhood

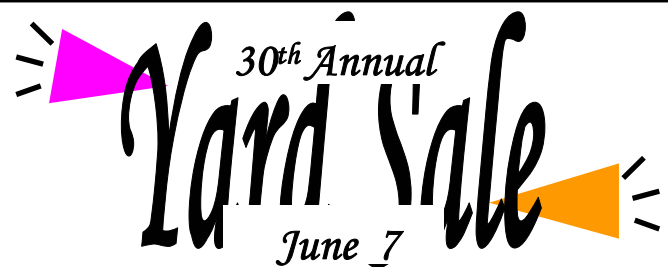
Featured Speakers:

**Fran Lunney, Coordinator of Housing Planning
for Arlington County**
Martha Moore, Arlington County Civic Federation

Refreshments provided

Should Accessory Housing Rules Be Expanded to Increase Affordable Housing?

Early this year the County's Housing Commission recommended to the County Board that the rules governing accessory dwelling units (ADUs) be expanded in order to increase the stock of more affordable housing in Arlington. The focus was on single-family zoned neighborhoods, which make up the large majority of residential acreage in the County. This is a controversial topic. Liberalizing the rules covering ADUs could change the character of our neighborhoods significantly in coming years—for better or worse. A closely related subject is what to do about the many hundreds of illegal ADUs that exist already in the County—a problem that the Zoning Code enforcement staff seems unable to handle. The speakers at our meeting will outline many of the issues under discussion regarding this subject. See the related article on page 3.



The 30th annual Leeway Overlee Community Day and Yard Sale will take place along the John Marshall Drive/Ohio Street greenway on Saturday, June 7th 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. The civic association is working to arrange live music for the event, as has been the custom for several years.

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. 22nd Road. 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 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. Ensure that all goods and rubbish are removed at the end of the event. Rain date is Saturday, June 14.

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.

Join us and make THIS your annual selling event. For more information on the yard sale event, call the Schneiders at 703-533-0748 or the Swenneses at 703-532-6101.

Nominating Committee Seeks Officer Candidates

Amy Appelbaum and Chips Johnson will serve as this year's Nominating Committee to recommend individuals to serve as Leeway Overlee Civic Association officers for the summer through next spring. If you are new to the community—or a long-time resident—and interested in maintaining the quality of life in the neighborhood, consider serving. The election will occur at the late May/June general membership meeting. A list of officer positions is on this page of the newsletter. At that meeting the community will also select its representatives to the Neighborhood Conservation Advisory Committee and delegates to the Arlington County Civic Federation. If interested in any of these positions, please contact Amy (703-241-8446) or Chips (703-532-5831).

SIRI BAUER, CPA

A Professional Corporation
Certified Public Accountant

5633 Lee Highway Tel: (703) 533-0992
Arlington, VA 22207 Fax: (703) 533-8258

E-mail: siribauercpa@hotmail.com

Accounting and Tax Services

COMMONWEALTH RESTORATIONS

(703) 525-5255

RESIDENTIAL CONSTRUCTION

RENOVATIONS AND ADDITIONS
SINCE 1971

SUPPORT YOUR LOCAL CIVIC ASSOCIATION!



Ward Pest Control, Inc.
4625 Old Dominion Drive, Suite B1
Arlington, VA 22207
703-248-3631

Serving the D.C. Metropolitan area for over 30 years, we offer a full range of residential pest control services, including, termite treatments, warranties & wildlife management. Consumer groups rate us as one of the top firms for quality of service & pricing.

LEEWAY OVERLEE CIVIC ASSOCIATION

Officers

President:	Suzanne Idziak	703-538-5288
Vice-President:	Jennifer Michener	703-533-0754
Secretary:	Ladd Connell	703-241-2422
Treasurer:	Carolyn Connell	703-241-2422

Neighborhood Conservation Advisory Committee

Leeway

Representative:	Rob Swennes	703-532-6101
Alternate:	Michael O'Connor	703-237-5432

Highland Park/Overlee Knolls*

Representative:	Cliff McCreedy	703-538-4568
Alternate:		

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

Arlington County Civic Federation

Delegates: Vicki Howard, Jerry Auten, Suzanne Idziak,
Jennifer Michener
Alternates: Amy Appelbaum, Carolyn Connell, Rob
Swennes, Ed Robinson

The Leeway Overlee Leader is edited by Rob and Kathee Swennes (703-532-6101); distribution coordinator is Amy Appelbaum (703-241-8446). The association webmaster is Jim Mountain (703-536-4082). Articles and other news items can be mailed to the editors (6101 N. 22nd St. 22205) or sent by email (kswen@juno.com).

LEEWAY OVERLEE CIVIC ASSOCIATION 2008 MEMBERSHIP APPLICATION

Please complete this form and mail it with a check for \$5.00 per adult to Carolyn Connell, 6113 N. 22nd 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!

How Might the Proposal on Accessory Dwelling Units Affect Our Homes and Our Neighborhood?

Arlington County at present has fairly tight rules regarding when a group of people other than a “traditional family” can live in a home in a single-family-zoned neighborhood. All of the Leeway Overlee area is single-family zoned except for the apartment and townhouse areas along Lee Highway. Currently a home in the County cannot be occupied by more than 4 unrelated persons and cannot have an Accessory Dwelling Unit (ADU) which is a dwelling area with its own kitchen facilities. A narrow exception exists for in-law suites within or otherwise attached to an existing home, but that is about it. No exception exists for ADUs designed for live-in au pairs or for caregivers providing assistance to elderly homeowners.

The ADU proposal recommended to the County Board by the Housing Commission goes well beyond remedying these two deficiencies in the current housing rules. The proposal urges that ADUs be potentially allowed in any existing single-family home in Arlington. Thus an ADU could be installed even if the main motive of the property owner was to increase his income rather than to address a special need for child care or elder care. One of the most serious potential impacts of such ADUs would be on local parking.

The Housing Commission proposal also suggested

that ADUs be allowed not only within the four walls of an existing house, but that a home owner be allowed alternatively to build an accessory building on his lot that could serve as an ADU. Conversion of existing separate garages to ADUs might be one consequence.

Some people have expressed concern that allowing an ADU separate from the main home would undercut the historic concept of a single-family neighborhood.

Poor enforcement of the existing limits on separate dwelling units has also surfaced as a related issue that cannot be ignored in this discussion. The matter boils down to whether a home has more than one kitchen thus permitting two “families” to live in the house. The Zoning Office staff is reported to be unable (or unwilling) to secure search warrants even for some of the most egregious examples of housing overcrowding.

If the requirements to get approval for a “legal” ADU are high but enforcement of unapproved ADUs is lax, what is the incentive for a homeowner to bother getting approval for an ADU? In short, this is a complex subject with significant potential impact on us depending upon what parts of the current proposal are adopted by the County.

...an Accessory Dwelling Unit (ADU)...a dwelling area with its own kitchen facilities.



**BECKY'S
PET CARE INC.**
QUALITY SERVICE FROM
A TRUSTED FRIEND

Fax: 703-822-0935 703-822-0933
www.beckypetcare.com info@beckypetcare.com



HOLLAND'S
Westover Florist

PHONE: 703-536-6887
FAX: 703-536-3033

5872 N. Washington Blvd.
Arlington, Virginia 22205

www.ftd.com/westoverflorist




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

Community Notes

West Nile Virus Season

Warm weather brings the return of West Nile virus. The virus, which is spread by mosquitos, can cause a fatal brain infection in a small percentage of people. It also has been responsible in recent years for significant mortality among many bird species, such as chickadees, blue jays and crows. Simple measure to prevent mosquito breeding are highly effective. The key is eliminating stagnant water in the neighborhood. Plugged gutters and drainpipes, pet water dishes, children's wading pools, and dishes under potted plants can all allow mosquitoes to breed if old water remains in them. Empty them out. Talk to your neighbors if they have visible sources of stagnant water on their property. It's your health as much as theirs that is at risk. Mosquito repellants and full-length shirts and pants are a big help to avoid getting bitten, but normal insecticides are ineffective against mosquitoes. Be safe.

Chestnut Hills Park Protected

As part of the upcoming reconstruction of Yorktown High School, the Arlington Public Schools (APS) recently proposed using part of Chestnut Hills Park on N. Harrison St. as a surface parking lot for construction workers for over a year. APS reasoned that using the parkland in this fashion could save the school system many dollars in transportation costs during construction. However, use of parkland in this fashion requires a County Board use permit. Strong opposition to the parking proposal quickly rose throughout northwest Arlington, especially from families with young children who use that park and from parkland supporters. On March 26th the Superintendent of Schools announced that use of Chestnut Hills Park was no longer being considered by APS. This quick about face was clearly due to the strong, negative public response to the proposal.

E-CARE Recycling Event April 19

Recycle your household hazardous wastes, electronics, TVs, and small metal at Thomas Jefferson Middle School between 8:30 a.m. and 3 p.m. on April 19. The school is located at 125 S. Old Glebe Road. This event will go on rain or shine. You can recycle lawn and garden chemicals, household cleaners and solvents, auto fluids and motor oil, latex and oil paints, fluorescent light bulbs including compacts (CFLs), small metal items, TVs, computers and electronics. **Fees have been waived for monitors and TVs.** Other items will be collected for reuse including shoes, clothes for children and youths, linens, eyeglasses, operating portable sewing machines, bikes and accessories (\$10 per bike is requested). To learn more, go to www.arlingtonva.us/Departments/EnvironmentalServices/EnvironmentalServicesEnvex.aspx. For information on acceptable items for recycling go to www.arlingtonva.us/recycle or call 703-228-6832.

Commerce Bank to Arrive

Word has been received that Commerce Bank will build a branch at the corner of Lee Highway and N. Illinois St. The bank will replace the current Pure service station on that corner. Relations between the tenants on that site and abutting Leeway Overlee neighbors have been poor for many years. Local residents have worked closely with the bank on site details. The civic association and neighbors strongly supported the bank's application for a use permit before the County Board. Commerce Bank as part of its redevelopment plans will pay for several roadway improvements on N. Illinois St. and eliminate current storm water run-off problems on the site.

Thanks, Volunteer Snowmen!

Although snow totals were low this year, our Volunteer Snowmen were ready for any emergencies. Thanks for your willingness to help out. Hope we can

Master's Service, Inc. Plumbing

Residential Service and Repair
Virginia Code Instructor
(703) 525-3399

Lyman D. Stutzman Licensed and Insured
Arlington, VA 22201 Sr. Citizens Discounts



BOK Custom Framing



Quality Framing Since 1970
Limited Edition Prints
Animation Art
5649 Lee Highway
Arlington, Virginia 22207



Hours: Mon-Fri. 10-6 Sat. 10-5

703-534-1866