

Leeway Overlee Civic Association
Minutes of General Membership Meeting
Tuesday, October 4, 2011 at Westover Library (Conference Room)

1. Civic Association President Karla Brown opened the meeting at 7:30 p.m. and requested reports from officers. Secretary Ladd Connell summarized the June 14 meeting at which the featured speaker was Virginia Delegate Patrick Hope. Treasurer Jenni Michener reported a current Civic Association account balance of \$3,338.27, a decrease of \$403 from the June 14 balance (\$3,741.27), reflecting expenses for newsletter printing and bank fees.

2. Ms. Brown then asked Neighborhood Conservation (NC) Advisory Committee representative Rob Swennes to provide an update on NC projects. The 22nd St. work with new sidewalks between Powhatan and Quantico Streets has now been completed. Nottingham St. and Illinois Street, both between Lee Highway and 22nd St., have both been approved and funded, although work is not yet begun. The next project in order of priority is 24th St., between Kentucky and Illinois Streets. Ms. Michener reported that it has passed the first petition stage, achieving the required level of neighbors' support to continue with planning.

3. Mr. Swennes also briefed on the proposed Farmers' Market at Westover. To move forward, organizers needed to apply for 501(c)(3) [non-profit organization] status, as well as for use permit; fees would total about \$600. The Market would be set up on the Reed School/Westover Library plaza, and both the County Board and Arlington Public Schools had indicated support for the idea. The hope is for the permits to be granted by late spring, but given the need to contract vendors, etc., actual operations are likely to begin in 2013. Residents who are interested in supporting or getting involved were invited to meet at the Swennes residence on Wed., Oct. 5.

4. Turning to other old business, Ms. Brown reported that

- The Westover Beer Garden had conducted its sound test on Sept. 30. The Westover Market has also formally opened its (indoor) Beer Haus. It is expected that it will be able to have live music outdoors regularly beginning next spring.
- Concerning Arlington Public Schools (APS) Facility Planning, a meeting was scheduled at Washington-Lee High School Oct. 5.
- Concerning the Tree Canopy Fund, five houses in Leeway Overlee Civic Association had requested and were expected to receive trees. These trees are larger than the trees offered under the County's annual spring tree offering.
- The Civic Association's annual meeting with Rivendell School on use of the Lee Center Park (pursuant to Memorandum of Understanding) was held Sept. 15.
- Although a first request had not been funded, the former Westover Library site remains eligible for a possible small park grant.
- The candidates' night scheduled for later in the month had been cancelled given the absence of competition for almost all the offices being voted on.

Featured Topic: Residential Additions

5. Turning to new business, Ms. Brown invited the featured speakers, Estie Corbin from the staff of Arlington's Board of Zoning Appeals and Ellis McKinney, Inspections Section Chief, from the Inspection Services Division, to address the legal process to add

onto a house. Ms. Corbin spoke about the Board of Zoning Appeals¹ and how to apply for variances if you wish to build outside the normal buildable area: “the process, tips, and tricks.” Mr. McKinney spoke on the role of County inspectors in monitoring and approving construction work. Inspectors seek to ensure compliance with the Virginia Uniform Statewide Building Code and other applicable local codes and ordinances. Inspectors also serve as a resource of information for residents and builders to ensure that buildings are built and maintained in a safe, energy efficient, and accessible manner. Ms. Corbin and Mr. McKinney both responded to questions following their presentations.

6. Ms. Brown then invited nominations for capital improvement projects on streets or in parks in the Leeway NC area. The ideas put forward included a sidewalk for the block of N. 22nd St. between Lexington and Kentucky Streets; N. 23rd St. between Nottingham and Madison (curb and gutter, possibly sidewalk as well); and a sidewalk for Madison St. from Lee Highway to N. 22nd St. These would be voted on at the next general membership meeting to determine which one (or some other project) will be the Leeway NC area's new second priority project.

7. There being no other business, the meeting adjourned at 9 p.m.

Submitted by:
Ladd Connell,
Secretary

¹ As described on the Arlington County website, the County’s Board of Zoning Appeals (BZA)'s powers, duties and procedures are set forth in broad terms in the State Code and in the Arlington County Zoning Ordinance. Its powers and duties include hearing and deciding on

1. appeals of administrative decisions made pursuant to the Zoning Ordinance.
2. applications for Use Permits and Variances as authorized by the Zoning Ordinance.
3. applications for interpretation of the Zoning Map where there is uncertainty as to the location of a zoning district boundary.

In addition, the BZA has authority to grant variances from the Ordinance to permit the continuance of a non-conforming use that is not detrimental to adjacent property, is non-commercial, and if discontinuance would create practical difficulty and undue hardship on the owner. The BZA is a quasi-judicial body consisting of five members appointed by the Circuit Court for staggered terms of five years. Members are:

1. Cecelia M. Espenoza Term Expiring: March 7, 2012
2. Monica Craven Term Expiring: March 7, 2014
3. Charles D. Smith Term Expiring: March 7, 2015
4. Conchita Mitchell Term Expiring: March 7, 2013
5. Emory C. (Terry) Russell, Jr. Term Expiring: March 7, 2016

All members of the BZA are private citizens and must be residents of Arlington County. The Board members are not County employees and are not available to discuss matters that come before them with the public outside of their regularly scheduled BZA meetings. The Board of Zoning Appeals Acting Coordinator is [Andrew Noxon](#).