



The Lyon Village

Bulletin

www.lyonvillage.org

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*Lyon Village Citizen's Association
Arlington, VA
Mark Weinress, President
markweinress@msn.com
(703)516-0956*

Happy New Year!

from all of us at the Lyon Village Citizens Association. Our #1 recommendation for a 2005 Resolution is—become active in your association. Meetings are open to all residents, voting to dues paying members. With the serious development going on around LV it is important that the Association know how you feel on zoning matters and proposed development. Those who live on the perimeter can tell you, for better or worse, LV is no longer a quiet, unknown neighborhood. Help shape the future of this prized community: come to the Association meetings & please send your thoughts and opinions to lvec2004@msn.com.

LV Women's Club Meeting
LV Women's Club will have a general meeting Tues, Jan 25 at 7pm at 1800 N Wayne St. Anyone interested new and old alike please contact Meg MacKenzie 703.524.4482.

LV Going to the Dogs?
Many of the local condominium owners seem to have dogs appear frequently in the village with 3-4 dogs per walker. On several occasions, these otherwise friendly family pets have been noted to become very aggressive when approached by another animal. Be sure that your dogs are leashed. Also advise children to ask a pet owner if they can pet a dog. Let the dog sniff the back of the hand to judge if the animal is in the mood to be patted. A stiff tail or raised hackles are "dog speak" for put your hands on your chest and quietly step away. The best of dogs can have a bad day so please respect the law and your neighbors by controlling your pets.

Lyon Village General Meeting: Monday, January 10th at 8pm

Jim Hamre of the Arlington County Staff will be here to discuss the new Art 62 bus that will be coming to our neighborhood, granting easy access to the Courthouse and Ballston Metro stops. There will be a question and answer period where this and other topics will be discussed. Get up-to-date on ways to leave your car behind while shopping and working in the R-B corridor.

A copy of the draft proposal for the new Clarendon Sector Plan will be available for review at this meeting.

County Updates

Your comments on these issues are welcomed and encouraged at lvec2004@msn.com. We also appreciate "Letters To the Editor" for potential publication in the Lyon Village Citizens Association Bulletin.

Art Bus

ART 62 will begin offering service from Clarendon towards the Ballston and Courthouse Metrorail Stations, with two small, neighborhood friendly, clean burning compressed natural gas buses operating every 30 minutes during the weekday rush hours. Of the 30 bus stops, 16 are marked with pink paint on the curb and a small green flag in the grass where the bus stop is located. The remaining 14 stops are existing Metrobus stops.

The bus will make numerous stops along Lee Hwy between the intersection at Spout Run/Kirkwood Road and Veitch Street. It will then turn up Veitch Street to the Courthouse Metro. Travelling in the opposite direction, the bus will make these same stops ending at Ballston Metro.

New Developments in Clarendon

There is a project planned for the Sala Thai/CVS site at Wahington Blvd and 10th Street. The existing buildings will be removed and replaced by a high-rise condo, retail and office structure. This project has been approved by the County and financing has been completed. Construction is anticipated to start in March 2005. A second, four tower project is planned by the same developer for the Silver Diner site at the Washington Blvd/Wilson/Clarendon intersection. This project is anticipated to begin after the Sala Thai site project.

More New Shopping & Dining Opportunities

Pacers, an athletic shoe store, opened in the corner ground floor space in the building at Clarendon & Highland (3100 Clarendon Blvd) in mid-December. Time to get new running shoes to fulfill that New Year's resolution.

An Italian restaurant will be taking space on the ground floor of the Hartford office building (across from Meto at the corner of Hartford and Wilson), next to Vesta, the furniture store. The restaurant will be operated by a small local chain.

LVCA Holiday Party

The Holiday Party was a great success this year with added features such as a waterfall punch bowl (particularly fun for children) and fresh pizelles from an old family recipe made by Brenda Ritland. We all owe a big thanks to Eric Ritland, Mileva Hartman, Eric Powell and all the others who contributed their time and effort to this event.

LVCA Holiday House Tour

Another LVCA Holiday event, the House Tour held on December 5th, was also a wonderful success. Six Lyon Village neighbors graciously opened their homes for tour by folks who purchased tickets for the event. Special thanks to Meg Mackenzie who painted beautiful watercolors of each home for reproduction in the tour brochure. The original paintings were framed for presentation to the very appreciative home-owners. Thank you to the LVCA Women's Club for all their work on this fun and interesting event. We would love to see it happen even more often.

Plan Ahead for Your Valentine

Surprise that special someone" with a SINGING VALENTINE presented by a award winning Potomac Harmony Chorus. Quartet. For \$50.00 the valentine includes a serenade of 2 love songs, a one pound box of chocolates, and a lovely card delivered in person to your home, office, or restaurant. Or send 2 love songs by phone for just \$20.00. Delivery is available on February 13 and 14, 2005, anywhere in the Washington D.C. metropolitan area, including the Northern Virginia and Maryland suburbs. To place your order or for more information, call 703-764-3896, email potomacharmony@yahoo.com, or www.potomacharmony.org.

Prep Time

The recent tsunamis and California storms of 8 feet of snow will never come to our neighborhood, but they again remind us that having emergency plans makes reconnecting and rebuilding after any event much easier. Do you have: an out-of-sate phone contact? A safe location near your house or vacation site? A list of family daytime phone numbers? Money in your pocket? Do you always know where your family is? When you travel do you make contact on a schedule with someone who knows your intended route? An emergency supply kit in the car and house? Then you can sit back and relax. Your are prepared as much as you can be.

LV Directory

The much valued LV Directory has again been updated by Ditty Boaz and will be distributed with the Bulletin. Many, many thanks to Ditty for her hours of labor. During the formatting of the directory, children's names have been inadvertently omitted. Plenty of space though to write them in.

County Loses Law Suit on Affordable Housing

The law suit involved a challenge by developers of a Virginia Square project of the new County "guidelines" on affordable housing. We supported these guidelines as reflecting appropriate community benefits from the site plan process. We also found them preferable to the County practice of giving height and density bonuses for affordable housing. These bonuses were often viewed as give-aways to big developers and violations of zoning provisions and County Board commitments to the surrounding community. The guidelines at issue, which the Board approved about a year ago, provided that 10% of the units in new site plan projects in the R-B Corridor must be "affordable" units. The county has not yet decided whether to appeal the decision.

The court struck down the guidelines on the ground that they were mandatory, not voluntary, and that the County lacked such authority under state law. Virginia is a Dillon Rule state (the Dillon Rule is based on an old Illinois case that says that a local jurisdiction has only the authority that the state legislature has given it).

It is unclear what effect, if any, this decision may have on the unrelated litigation being pursued by folks in the neighborhoods in regards to the First Baptist Church of Clarendon's planned 10-story luxury apartment tower intended to provide some affordable housing. This project overrides the county's zoning regulations and is opposed by the LVCA, Clarendon Courthouse and Lyon Park. For more information on this litigation or to make a donation, please contact Mary Renkey at 703.522.3952 or mrenkey@bellatlantic.net. The LVCA will not be party to any legal action concerning the FBCC.

Draft Clarendon Sector Plan Unveiled on Monday night, Dec. 20. The meeting was open to the public and was well attended by civically active folks in the area. The report has been given to the community for review and comment and the County Board would like make final approval of the plan in the Spring. There appear to be provisions that may benefit Lyon Village, such as slightly lowering the heights for buildings on the south side of 13th St. For those interested, the LVEC (Lyon Village Executive Committee) will take up the proposed Sector Plan at its monthly meeting on Monday, 2/7/05. Currently, the LVCA has not taken a position on the proposal.

Lot Coverage Requirements

The County Board voted to defer legal advertising of proposed ZORC (Zoning Ordinance Review Committee) changes until its Feb. 11 meeting. The issue here is lot coverage (not to be confused with lot size). Lot coverage relates to the percent of the lot covered by the house, garage, driveways, and other surface elements considered by the County in measuring coverage. Under the current ordinance, maximum lot coverage in the various residential zoning districts in the County is 56%. Very few Lyon Village lots approach or exceed this amount.

A proposal put forward earlier this year by ZORC, a subcommittee of the Planning Commission, proposed to reduce the allowed coverage and also change the coverage formula. The reductions would differ by zoning district, with greater reductions in districts requiring larger minimum lot sizes. The prevailing zoning district in Lyon Village is R-6, and the ZORC proposal would reduce coverage on R-6 lots from 56% to 40%. Such a reduction, if adopted, would likely render a number of Lyon Village lots "non-conforming." The owner would be grandfathered in and would not be required to demolish any part of the structure, but could not add on. Such a change would represent, in effect, a down-zoning. It would likely also reduce the value of properties that become non-conforming in that purchasers would logically prefer to buy a property that conforms. Such a change could also have insurance and financing implications for affected properties, in that it may give rise to uncertainties as to whether a non-conforming house destroyed by fire could be rebuilt and whether the homeowner could collect the full insurance rates.

Most recently, the matter has been further complicated by the near moratorium in the County on variances as a result of a recent state court case based on variance practice in Fairfax County. Variances that were essentially a slam-dunk 8 months ago are now routinely denied. This a problem throughout the h e s t a t e .

Just prior to the Board meeting, the County Manager put forward a proposal that would adopt the ZORC percentages but limit their application to new houses and to substantial enlargements of houses (e.g., additions that exceeded the GFA of the existing house). This would have the effect of excluding most existing improved lots (lots with houses) -- and most of Lyon Village -- yet address the "monster house" problem that has concerned a number of people in

Village Market

Seeking full-time nanny to care for newborn beginning in March 2005. Live-in availability desirable but not required. Please call Linda at (703) 243-0346.

A computer glitch deleted a few Village Market items that were submitted for this month. Apologies from MSN...Please resubmit items for the February Bulletin.