



# The Lyon Village Bulletin

www.lyonvillage.org

June 2005

*Lyon Village Citizen's Association  
Arlington, VA  
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## Plan to Join the Lyon Village Fourth of July Parade and Picnic

Come celebrate the Fourth of July with your neighbors. The annual parade will begin promptly at 11:00 am at the corner of Key Blvd and Highland Street. Please start lining up on 17<sup>th</sup> Street at 10:30am with bikes, trikes, wagons, strollers, etc. Dress yourself and your vehicles for the occasion! We will have a police escort, fire trucks and antique cars in the parade. At the park there will be soft drinks, hot dogs, watermelon and baked goods. It's a time to have fun together with games for the kids and families.

We can always use more volunteers for the bake sale, ticket sales, games, set-up, serving and clean-up. Please call our new volunteer coordinator, Ric Iglesias at 703-525-2541 to volunteer to help in any of these areas. If you have questions about the parade or an antique car or convertible to put in the parade, please call John Carten at 703-528-3731. Donations for the bake sale (brownies, cookies and cupcakes, etc.) can be dropped off that morning at the park. Come join the fun!

### Addition to the LV Directory

Wendy and Neil Kotler  
1135 North Kirkwood Road  
Arlington, VA 22201-5075

### A Big Thank You

Lyon Villager, Mary Renkey offers out a big "Thank You" to all those who participated in May's fundraiser Yard Sale. Next up: a raffle for a Long Weekend at a Bethany Beach House. See article next page.

### Arlington Info

Arlington is the geographically smallest self-governing county in the United States, occupying slightly less than 26 square miles. In 2002 Arlington received the Environmental Protection Agency's highest award for "Smart Growth" in 2002. Clarendon has become the kind of Urban Village that other jurisdictions in the area use as a model for their redevelopment plans.

## Next General Meeting: First Monday in September Executive Committee Meeting Monday June 6 at 8pm

At May's General meeting our community voted on the slate of officers for Lyon Village Executive Committee for the upcoming term beginning in September. Serving for 2005-06 will be:

President	Mark Weinress
1st Vp	John Luehrs
2nd Vp	Pete Marsh
3rd Vp	Bob Park
Recording Sec.	Shelly Snook
Bulletin	Marolyn Hatch
Corr. Sec	Jo-Anne Fouad
Treasurer	Carl Mattick
Asst. Treas.	Mary Renkey
Volunteers	Rick Iglcias
Historian	Warren Nelson
Clerk	Nancy Gaito
At Large	John Carten
At Large	Meg Mackenzi
Past President	Bill Gearhart

We thank those who will be serving on the EC once again and welcome those who will be joining us. Please remember, all LVCA residents are invited to attend the EC meeting on the first Monday of the month. Attending meetings is the best way to become involved in our neighborhood and to become a member of the EC.

Also at our May General meeting, Ingrid Wooten, Lyon Villager and Real Estate Agent, gave a presentation on the state of the real-estate market, we thank her for the update on that heated situation.

In addition, we had Part II of our presentation on the County's proposal to limit Lot Coverage. See article below.

### Neighborhood News

**Please let us know your thoughts on the issues at  
lvec2005@msn.com**

### No Support for the County's Proposal to Limit Lot Coverage

At our last General Meeting, Martha Moore, Jackie Snelling, and Bill Gearhart presented information on how the proposed new lot coverage restrictions would affect Lyon Village. This was Part II of a presentation that began at the March General Meeting. A straw vote taken at the end of the presentation found no neighborhood support for either the ZORC proposal or the County Manager's alternative. Approximately one third of those in attendance would like to see something done to limit the construction of "oversized" homes in Arlington, but all rejected the County's proposals as not the right solution.

At the May 7th County Board meeting, the County Board voted to defer consideration of the proposals until the June 18th Board meeting. The County Manager also announced that staff is working on a new approach. As of this date nothing has been released, but we expect there to be more emphasis on actual lot size and less on zoning districts. If this approach is taken, the County Board will need to re-advertise the proposals since they are beyond the scope of the original advertisement, which would push the decision on lot coverage beyond June 18th. Thanks go to Martha Moore, Jackie Snelling and Bill Gearhart for their continued work on this effort.

### Neighborhood Teardowns

As the hot real-estate market continues, more and more Lyon Village homes are being torn down or renovated beyond recognition in our neighborhood. Due to zoning rules in our area, there is no protection for these homes, even those contributing to the LV Historic District.

The Unified Residential Development request for three homes to be located at 1504 North Johnson Street, the current Riley home, is scheduled to be considered by the Planning Commission in July, followed by a vote at the County Board meeting tentatively scheduled for July 13. The three homes proposed for the site are very similar to the five new homes immediately adjacent to the site. The URD plan designed by the developer and the County is an improvement over what could be built by-right.

Another home, at 1318 Jackson near the Bromptons, is due to be demolished and replaced with two new homes.

Within the last two weeks, the first house on Fillmore at Key Blvd heading towards Clarendon was torn down for a new home.

The property values in our area are such that some houses may not be considered economically viable by their purchasers due to the value of the land on which they are sited. This leaves us in a quandary, one that the proposed Lot Coverage restrictions do not address and could potentially aggravate.

### For Neighborhood Seniors

Kent Knowles from the Raptor Conservancy will conduct a workshop for seniors with non-releasable birds of prey, Mon., June 13, 11:00 a.m., Langston-Brown Senior Center. For more information call 703-228-6300.

Two cooking classes for seniors featuring Vietnamese food to be held in June: Tues., June 4, 10:15 a.m., Carver Senior Center; Thurs., June 23, 10:00 a.m., Langston-Brown Senior Center. Classes taught by Phung Nguyen Luong. To sign up call 703-228-5700.

Joan Hart, executive director, D.C.'s Museum One, will conduct two five part series on American artists including Norman Rockwell, Georgia O'Keeffe, Homer Winslow, Andrew Wyeth and Edward Hopper at Aurora Hills Senior Center, June 6-July 18 and Madison Senior Center, June 28-July 26. Cost is \$15 for each series for seniors. Call to register, 703-228-5722 (AH), 703-228-5285 (Mad.).

### Faison Project at Irving Street & Washington Blvd

On May 18, Faison presented to the County Planning Commission their latest proposal for their project at the corner of Washington Blvd and Irving Streets. The latest plan relocates 12th Street and reduces the square footage available for retail. The new partial block of 12th St does not align with the existing 12th St in the Hartford or Hudson blocks, nor does it have any outlet. Loading and parking for the potential supermarket and 10-story residential tower would be on the new block of 12th Street emptying onto Irving.

The primary issue raised at the meeting was a concern over why the site plan appears to be designed to portions of both the existing and the proposed Clarendon Sector Plans, and whether this is viable. The consensus reached was that it is probably not a good idea to design to the proposed sector plan, which likely will not be approved in its present form. A revised draft sector plan is due out shortly from the County. The developer is asking for numerous bonuses to allow extra density, a number of which were not well received. Further meetings will take up other issues with the project including traffic, height and density.

The proposal for the site includes a ten-story tower that will be primarily condominiums with some office space. It has been proposed that the base of the building contain a supermarket, most likely a Harris-Teeter. A primary contention in the neighborhood lies in whether this site can handle the traffic of a supermarket.

### Lawsuit Against FBCC High-Rise Proposal Beach House Raffle

Last month, neighbors in LV held a successful Yard Sale to raise funds for a lawsuit opposing the County's proposal to allow the construction of a high-rise tower on the current location of the First Baptist Church of Clarendon, located at the intersection Highland and Hartford Streets. The neighborhood is definitely pleased that the proposal includes much needed affordable housing (although it also includes market-rate units and a new double height worship space for the church). Those pursuing the suit reject the notion of breaking zoning regulations to allow a high-rise tower where county zoning rules do not allow it and would prefer a low-rise all-affordable design for the site.

As the suit moves forward, the case against the County appears to be a strong one; however, the County has deep pockets (and they are using our tax dollars!). In addition, it appears the County is paying some of the church's litigation expenses.

Those pursuing the lawsuit wish to make sure that the attorneys working hard to protect the neighborhood will be compensated for their efforts. To meet the need for funds, a raffle will be held for a Long Weekend at a Bethany Beach House. The raffle will take place at the LV Fourth of July picnic. If you are unable to attend the picnic, but would like to purchase a raffle ticket for \$10, please contact Mary Renkey at (703) 522-3952.

Donations of any amount are gratefully accepted. To make a donation, please make your check payable to Blankingship & Keith and deliver to Mary Renkey at 1423 N. Highland Street.

The LVCA is not party to this suit, but strongly supports the prevention of the construction of an apartment tower in Lyon Village where the zoning does not allow such a structure. Such construction could have dire consequences for future development in Lyon Village due to the precedent that would be set. A special Thank You to Mary for all her work on this effort.

## Village Market