



# The Lyon Village

## Bulletin

January 2004

Lyon Village Citizen's Association  
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### *"..and a happy New Year"*

The Lyon Village Executive Committee wishes you all a safe and happy New Year. As each of you make your annual list of resolutions, make one of them getting involved with your LV neighbors by coming to the monthly LV Association meetings or volunteering for one of the many social activities that are announced in this bulletin. This is much easier to keep than the post-holiday weight loss resolutions and much more fun!

### **Lights Out!**

Have you noticed how many street lights in the Village are out? Lighting prevents accidents and crime in the neighborhood so do your part and turn in the turned out lights. Call 703-228-6511. Be able to identify the house number associated with the light or the tag number if there is one on the lamp post.

### **Refuse Cart Repair**

The County also relies on you to report needed refuse cart repairs. This can be done by calling 703-228-6570 or going to the county website and searching their "services." The repair crews work the day of your trash pickup and ask that you leave the cart out until 5 PM.

### **Christmas Tree Recycling**

During the first two weeks in January, Christmas trees are collected at curbside. Residents are reminded to place the bare tree on the curb no later than 6 am on their regular refuse collection day. The trees will be ground into wood mulch for garden use. Special unbundled brush or metal pickups will be suspended during this time.

After Jan. 17, holiday trees will be collected on regular refuse collection days, but they will not be recycled into mulch. After Jan. 17th, residents may also resume requesting special curbside pickup of unbundled brush and metal by telephoning 703-228-6570.

### **Jan. 19 Meeting: Police Report and 'Arlington Arts' 8 pm at the Community House**

**(1) Police report:** District Captain Mary Gavin will speak about recent crime statistics (we still live in safe place) and answer questions about police related matters.

**(2) The arts in Arlington:** For our main topic, we have invited a member of the Arlington Arts Commission to present the Commission's power point program on "Arlington Arts: Just Around the Corner." The presentation describes the arts scene in the County, including the more than 300 artists and 50 arts-related organizations, from theater to dance to artists studios and music groups, including the Arlington Symphony.

### **Clarendon Developments**

**Baptist Church.** Representatives of the church met with the LVCA Executive Committee and several interested Lyon Village neighbors on December 15. They indicated that the church plans to file preliminary plans with the County on January 31 that would include the tearing down of the church building (but not the steeple that closest to Wilson or the church school building that houses the daycare center next to 13th St.), and replace the church with a smaller 2-story high church building and 8-story apartment building above the church. The new building would be about 104 feet tall (nearly the height of the top of the steeple).

The apartment building would contain a significant number of affordable housing units, and the minister indicated that the church hoped to raise about \$4 million on Wall Street from the sale of tax credits related to the affordable housing units. The church indicated that it was teaming up with the Arlington Partnership for Affordable Housing (APAH), and is working with an architect, engineering firm, and attorney (the attorney is Jon Kinney, who owns similarly situated property at the corner of Fillmore and Wilson, who might benefit from any precedents set by the church development). The housing units would be rental, but under separate ownership via a condominium structure.

The church indicated that its congregation is dwindling, that the current building contains asbestos and does not meet ADA requirements, and that the roof leaks. The church did not explain why it needed to remove asbestos or meet ADA requirements that apply only to new construction.

The church indicated that it was not yet able to say how it planned to address zoning and Clarendon Sector Plan issues. We understand that the commercially zoned portion of the site (on which the church is located) is too small to meet the minimum site area for a site plan residential building. Also, the Sector Plan indicates that a building built under site plan could not exceed 55 feet on the site area occupied by the church because of its proximity to low density residentially zoned property. The majority of the site (the church school area) is zoned R-5, which is a single-family home zoning district. Were the church to request and receive a re-zoning of this portion to commercial, to meet the minimum site area for a site plan project, it would move slope lines affecting building heights on adjacent property that are designed to protect Lyon Village, and also set a precedent for re-zoning of low density residential areas of the Village adjacent to commercial property. Precedents are very important in Virginia property law.

## County Alert Notifications

Arlington County's Community Alert System uses the Roam Secure Alert Network to immediately contact you during a major crisis or emergency. This system delivers important emergency alerts, notifications and updates to you on all your devices and email accounts:

- Any email account
- cell phone
- pager
- blackberry device
- PDA

When an incident or emergency occurs, authorized Arlington County Emergency Management personnel will rapidly notify you using the Community Alert System.

**This system is solely for the use of Arlington County residents and people working for businesses located in Arlington County. Registration is free of charge.**

Note: This service does not replace existing public safety warning methods also used by the County.

Register on the County website [www.co.arlington.va.us](http://www.co.arlington.va.us)

This site also provides a list of winter cancellations and the public transit status.

## LV Directory Correction

Ditty Boaz reports that she has contacted and verified all resident listings from the 2000 Directory. Only new residents who have not yet responded to her calls need to let her know if they wish to be included in the 2004 edition. If you have new neighbors tell them about this great opportunity to get connected.

## Many thanks

Many thanks to all who helped with the Community House fall leaf raking.

Many thanks also to those who made the December 21 Holiday Party a big success, particularly Mileva Hartman, who coordinated the party, but also to Sharon Snyder (tree decoration), Martha Moore (who lent her holiday ware), John Luehrs (in the red costume), Mary Renkey (punch), Darcy Gruttadaro and David and Masha Bain (help with food and cookies), Lucy, Abby, and Julia Kernan-Schloss (photos), Nancy Green and her musicians, Robin and Paul Parry (Hanukkah), the Paul Johnson family and Joe Gaito (help with cleanup), and others who we failed to list.

## New Development Proposal at Veitch and Lee Highway

Recently, we received word of a forthcoming proposal for a 5 1/2 story condominium building at the corner of N. Veitch St. and Lee Highway within the Village. The proposal would also include 2 1/2 story townhouses facing Lee Hwy at the end of N. Wayne St.

The property is currently zoned RA 8-18, which permits, by right, apartment buildings at a density of up to 36 units per acre. However, the land is designated as low density (1-10 units per acre) under the County's land use plan. The developer indicated that he can build 26 units and 2 houses by right on the site, but is considering requesting 52 units under a site plan option that would include vacation of the Wayne St. right of way to Lee Highway. County staff indicated that it would not likely support a site plan that calls for density in excess of the land use plan. LVCA historically has not supported projects that exceed the County's land use plan.

## Clarendon Sector Plan Task Force and 13th Street

As we indicated in the December Bulletin, the Sector Plan Task Force recently has been focusing on open space and traffic issues. One of our Lyon Village goals has been to ensure that the arterial streets in Clarendon continue to move traffic so that commercial area traffic remains on the arterial streets in the commercial area and does not seek out Lyon Village streets.

Towards this end we are advocating that the new 12th St. between Wilson and 13th St. be extended to Washington Blvd., to take over the role of present 13th St., so that 13th can be narrowed (as called for in the 1990 plan amendment) and terminated at Ivy and allow the creation of an open space area in this location. Ivy (which lines up with Jackson north of 13th and is now a dead-end street south of 13th) would join the new 12th Street. This would help keep commercial area traffic away from Lyon Village, but should not limit access to the Village for residents or divert traffic within the Village. The dog-leg on Washington Blvd. would be eliminated and Johnson probably would no longer connect to Washington Blvd., but possibly to 13th at Ivy. We have vetted these ideas with immediate neighbors and Bromptons residents, who have indicated support.

If you have any thoughts or concerns on this, please call or email Bill Gearhart ([bill@wgearhart.com](mailto:bill@wgearhart.com)) or Pete Marsh ([marshp@us.ibm.com](mailto:marshp@us.ibm.com)).

## Village Market

**Wanted:** Family interested in sharing a nanny beginning February 2004 with LV couple and their 6 month old girl. Alternatively, looking for LV at-home mom interested in supplementing income by taking care of additional child. Please contact Lisa at 703-525-9292.

**Pet feeding/ walking:** Experienced responsible students available to feed or exercise your pet. Call Lydia or Abby at 703- 528-3731.

**For sale:** Life Step 5500 Stairmaster with floor mat. Gym-quality, like new. \$300 or best offer (originally \$1500+). Call Jean or Greg at 703-243-1812.

### And for a Truly Romantic Valentine Surprise--

Treat someone special to a serenade of two songs, a one-pound box of chocolates, and a lovely card delivered by a women's "barbershop" quarter from Potomac Harmony Chorus. Your Singing Valentine delivery options are: in-person to the home, office or restaurant (\$50) or by telephone (\$20). Delivery is available on February 13-14, 2004, anywhere in the Washington, DC metropolitan area, including Northern Virginia and Maryland suburbs. To order or for more information, call 703-764-3896, email [potomacharmony@yahoo.com](mailto:potomacharmony@yahoo.com) or visit the website [www.potomacharmony.org](http://www.potomacharmony.org). Orders will be accepted through February 6, 2004. LV's own Lois Reingruber will be one of the voices.

Note: The "for sale" and other items in this column are from Lyon Village residents and are published free of charge; LVCA neither endorses nor takes responsibility for the claims made by submitters. Ads are published as space permits. The editor reserves the right not to publish ads containing inappropriate content or lacking in interest. We do not accept ads from commercial vendors.