

Tara-Leeway Heights Civic Association

January 2008 Meeting Minutes

Time: 7:30 pm

Location: Lee Center, 2nd floor

Attendees: Board Members Ted Stump, Todd McCracken, John Vihstadt, Roberta Fox, Cindy Shea, Carol Davidson, Alex Cobey, Bill Braswell, Carolyn Hall, Dave Shepherd, Paulette, Bridget Collins. Additionally, eight individuals from the association attended.

Guest Speakers: Sakura Namioka to discuss Neighborhood Zoning Rules; and Fran Lunney, Coordinator of Housing Planning to discuss the Accessory Dwelling Report.

I. Zoning

Sakura Namioka discussed Arlington County's Neighborhood Zoning rules and distributed a handout with details covering zoning amendments. Building placement, height restrictions, maximum lot coverage including front porches, detached garages for one-family dwellings in the R district were detailed (see website for specifics www.arlingtonva.us/departments/CPHD/planning/services/CPHDPlanningZoningStudies.aspx.)

- Carol Davidson and others are concerned about a few houses in our association, specifically the house on the corner of 16th and Kensington as well as the house yet to be built on Inglewood and 18th St.
- The public can question the lot coverage and file a complaint if the house is already built. Ms. Namioka said some houses look much bigger due to location next to much smaller homes but are usually within the legal requirements.

II. Accessory Dwellings

Fran Lunney presented the Accessory Dwelling (AD) Report of the Arlington Housing Commission to support legalizing ADs.

- An AD is a second dwelling on a single family lot with a kitchen and bath either inside the main house or detached (only 1 per lot.) They would be permitted in basements, second floors, attics, garages and other accessory structures. Max size is 1,000 square feet with a footprint no larger than 650 square feet (large enough for 2 bedrooms/kitchen/living spaces.)
- The Housing Commission has voted to recommend the Zoning Ordinance to permit ADs. A use permit would be required to receive approval to ensure that building codes, zoning and parking requirements are met and allow neighbors to provide input on the details.
- Concerns include violations of parking and exceeding maximum occupancy of units.
- The County can shut down the AD if found not in compliance.

John Vihstadt questioned the relationships of ADs and overcrowding in schools. He encouraged the County to consider the affect on the school system. Fran said she would ask Patrick Hare, a national expert on ADs, if data is available.

Cindy Shea recommended that the Board review the proposal and submit comments.

A draft resolution will be discussed at the Civic Federation meeting on Feb. 6th.

For additional information, go to www.arlingtonva.us, "housing commission," or call Fran Lunney at 703-228-3785 or flunney@arlingtonva.us.

III. School Boundaries (Todd McCracken)

- The Superintendent recommended a sweeping reorganization of school boundaries. Several hearings have been held with large attendance. February 14th is the earliest time the issue will be up for a vote.
- The option to re-open Reed School for kindergarten for McKinley, Tuckahoe and Glebe students is unlikely according to Todd. The main issue is safety guidelines pertaining to evacuation of children on a second level of a building. Also, the current plan includes a second floor but funding is not secure. The construction of the building does not coincide with the urgency of the school system's needs.
- Ted questioned whether the Civic Assoc. should take a stand. The consensus is no since our community involves 3 different schools. The responsibility is up to the PTAs and individuals to act.

IV. Other Business

- Web Site: Zac has updated the web site to provide others administrative function for updating the web site.
- Commerce Bank

Commerce Bank approved by County. They agreed to fix the drainage issue, construct gateways at Illinois for traffic mitigation (county was not responsive to nubs) and cover the cost of the missing link sidewalk. The County requested the use of brick only but Commerce can decline.