

**Bluemont Civic Association  
General Membership Meeting  
April 27, 2005  
Arlington Traditional School**

The meeting was called to order at approximately 7:10 pm.

**New Business:**

Civic Association member Ed Findlay explained why he is running for school board, and urged people to vote on May 21 at Washington Lee High School.

**Lot Coverage Proposal**

Background from the County website: Lot coverage determines how much of a lot can be covered by the footprint of structures and driveways. Proposed amendments to the Zoning Ordinance would reduce the portion of lots that can be covered by structures and driveways. The new limits vary depending on the type of zoning for the property, and the type of buildings on the lot. In February 2005, the County Board authorized advertisement of a Zoning Ordinance amendment for consideration by the Planning Commission on April 25, and by the County Board on May 7. County staff recommended deferring the issue until the June Planning Commission and County Board meetings.

Bob Atkins, Association delegate to the Civic Federation, explained the origin of the proposal. Currently, Arlington allows structures to cover 56% of a lot. The new rules could limit lot coverage on an R-6 lot (single family home) to as low as 30%. Existing homes would be grandfathered in, but the new rules would limit future construction.

Atkins distributed a series of documents. One showed that Bluemont has the largest number of single residential lots of any neighborhood in Arlington. Another document showed that Bluemont has a large number of what the County considers “oversized” or “undersized” lots. Potentially, half of properties in Bluemont could be considered non-confirming for zoning purposes, which would affect re-sale, repairs, additions or other changes. The new proposal would make more properties in Bluemont non-confirming. Due to a recent Virginia Supreme Court ruling, Arlington County is likely to be much less likely to grant a variance to allow a homeowner to exceed lot coverage requirements.

The proposal not only takes away property rights by eliminating the right to build up to 56% of lot coverage, it changes the definition of lot coverage, and adds another layer of restrictions to what people can do with their property. The proposal restricts only square footage; it does nothing about height and appearance.

Atkins noted more information as available at [civicfed.org](http://civicfed.org). This website includes a set of maps where property owners can see how the proposal would affect their property.

### **Signs Announcing Meetings**

The Association discussed ways to use signs to publicize meetings. One member suggested we seek to continue to hold meetings at Arlington Traditional School over the summer, since County rules encourage such community use of school buildings.

### **Missing Sidewalks Links Program**

The County has revised the Missing Links program, which will now be run through the Neighborhood Conservation Advisory Committee. To qualify for funding, the missing section cannot stretch beyond a three-property length (about 150 feet), and must connect existing sidewalks on either side.

### **Old Business:**

#### **Neighborhood Conservation Update**

Kate Mesches explained that the Association was nearing completion or funding of all the projects on its NC list, so needed suggestions for new projects. The project at 9<sup>th</sup> and Frederick (curb, gutter and lights) would be considered for funding at the June session, if denied again, it and was guaranteed funding at the December session. The Harrison project, and 10<sup>th</sup> street between George Mason and St Ann's Church were done. The Kensington project with nubs, wider sidewalks and sleep humps was almost done.

#### **Nominations Committee**

Nominations will be accepted up to, and including, the night of the annual meeting on June 22. The Association must publish a slate of candidates in the June newsletter, however.

#### **Wilson Boulevard Arterial Traffic Management (ATM) Plan**

At the May 25 General Membership meeting, the Association will conduct a final vote to approve the plans for the ATM plan. County staff will attend the meeting to explain how they have considered comments provided at the March meeting, and present the latest plans. The Association needs to approve the plans in order to preserve momentum and ensure the project in Bluemont gets funded.

#### **Wilson Boulevard Revitalization Committee**

Judah dal Cais explained his plans to hold a meeting of this Committee, probably in May. The Committee will consider what consider what type of development we would like to see along Wilson Boulevard.

### **9<sup>th</sup> Street Unified Residential Development (URD)**

Association Executive Committee members contacted the inspections division of the Arlington Department of Community Planning, Housing and Development (DCPHD) to ask why work is being allowed to continue on the four houses near the corner of Frederick and 9<sup>th</sup> Street when the houses clearly do not conform to the terms of the original use permit. The director of DCPHD said she will check on the compliance of this project with the use permit and other relevant rules before an occupancy permit is granted.

### **Neighborhood Day**

Organizers reviewed plans for Neighborhood Day, including the Bluemont barbeque and participation in the Neighborhood Day parade.

### **Miscellaneous :**

#### **Bob Peck Site**

Last week, the owners of the Bob Peck car dealership lot at the corner of Glebe and Wilson were taking bids to purchase the site.

#### **Monopole Antennae**

The County approved the monopole to be installed in Bluemont.

#### **Encroachments onto County Land**

The County has a policy to grant easements to adjoining single family residences that unwittingly encroach onto County land. Residents with concerns about encroachment, should contact the Civic Association.

The meeting unanimously approved the minutes of the March General Membership meeting.

The meeting adjourned at 9:08 pm.