

DRAFT Minutes
January 9, 2014
Neighborhood Conservation Advisory Committee

1. Roll Call and Brief Neighborhood Report
2. Approval of November and December, 2013 Minutes (unanimously approved)
3. Officers and Staff Report

Approval of Glencarlyn Park Cost Overrun:

Timothy O'Leary – Move that we ask staff to sign the bid contract for Glencarlyn Park to lock in existing prices and recommending to the County Board that the overrun be approved.

32 – In favor
0 – Opposed
0 – Abstentions

Zoning Ordinance Changes Discussion by Susan Bell and Debbie Albert:

Jim Todd – While I realize you are planning for the next steps in the ordinance, have you considered doing something about enforcement? There are lots of violations that are never followed up no because staff does not come and look at them. The rules look good on paper, but developers are benefitting by not having staff follow up on violations. Debbie Albert – We are not looking at code enforcement or changes. Susan Bell – Most of the Zoning Ordinance is now civic penalty if violated. The key is, as you noted, is getting someone there. John Breyault – Regarding accessory dwellings, is there going to be an exception for re-builds? Susan Bell – There will be no change to the existing ordinance. John Breyault – Over time people have asked for porches that go beyond the standards. Is there language in the update? Susan Bell – There are two sections that deal with porches. In the past, staff has treated a porch as a stoop. Also in the past, under the lot coverage section, people could get a bonus for something larger. Parker Harrington – Is there any discussion of requiring permeable surface for driveways? Susan Bell – We deal with light and air and not water quality. The definition has never been modified for pervious or impervious

surfaces. Sandi Chesrown – We have an issue with infill development and McMansions. Was there any discussion of expanding the 5’ rule? Susan Bell – The ordinance has allowed these 5’ encroachments for a long time. The McMansion issue is a bigger policy question not to be solved under this ordinance update. Bruce Cameron – Will the language be tightened up for items that don’t count against lot coverage like pools? Susan Bell – In ground pools would count against the coverage, but pools taken up and down will not. Edie Wilson – Suggestion for Chair – I think the group would benefit from a code enforcement presentation. Jim Feaster – Where are we in the process? Debbie Albert – We are currently in the outreach phase and plan to take the changes to the County Board sometime this spring.

NCAC Elections:

Chair – Bill Braswell

Vice Chair – Sarah McKinley

Deputy Vice Chair – Lynn Pollock

Vote on candidates:

31 – In Favor

0 – Opposed

0 – Abstentions

Alcova Heights NC Plan:

Jim Feaster – What kind of response did you get from the survey? Kelly Holly – It was not as good as we would have liked. We got just a bit under 10%. Bruce Cameron – Does the plan address the street that is adjacent to Alcova Heights Park? Kelly Holly – The traffic has definitely gotten worse there and parking is also an issue. We don’t specifically recommend any improvements in that location but we would like to see some things done there. Ed Hilz – Some recommendations involve the Readiness Center? Marie van Ness – We don’t get too involved in the Readiness Center in the plan. We do have a liaison that works directly with the neighborhood and we’ve been happy with their responsiveness to our neighborhood issues. Edie Wilson – Do you know why many of the neighborhood churches are moving out? Marie van Ness – The simple answer is that the congregations are not as big and the churches are having a hard time financing their buildings. Vote on plan approval: 27 in favor, 0 opposed and 0 abstentions. **Meeting adjourned at 9:30**