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Mount Vernon
Council
of Citizens'
Associations

Record

Volume LVI, No. 6, June 2023

FROM THE CO-CHAIRS

1. The passing of Earl Flanagan: Earl was one of our district's major influencers. He was a co-chair of MVCCA, the district's planning commissioner and he will be missed.
2. Reminder: MVCCA Bylaws require Membership Renewal application and dues payment by July 1, 2023. Please go to our website and click on **Join**.
3. We are still looking for Public Safety, Budget & Finance and Membership chairs.

MVCCA General Council Meeting Minutes

MVCCA General Council Meeting Minutes May 24, 2023

In attendance: Belle Haven Terrace; Belle Haven CA; Belle View Condominium; Collingwood Springs; Holland Ct; Hollin Hall; Huntington CA; Montebello; Mount Vee Manor; New Gum Springs; Potomac Valley River Bend; Waynewood; Wellington Civic.
Nick Rinehart, Supervisor Storck's office.

Call to order at 7:05 by Co-Chair Ward.
April GC minutes approved unanimously.

Committee Reports:

Stormwater: waiting for a response from the county staff;

Education: as published;

P&Z: as published;

Transportation: as published;

Treasurer's Report: accepted as published, unanimously. The 2023-2024 Budget accepted as published, unanimously.

Co-Chairs Report:

Met with the National Park Service on our MOU, traffic, and other issues.

River Farm will ask for our help on getting a greenhouse approved.

County staff agrees that Accotink Lake should be allowed to silt in (no dredging).

Joint Resolution on Parking Reimagined (to deny the amendment), approved unanimously as published.

Two letters to Fairfax County were ratified unanimously, as published.

ELECTION: elected unanimously:

Lynn Pascoe, Co-Chair to a 1 year term;

Katherine Ward, Co-Chair to a 2 year term;

Bill Kane, Treasurer;

Tamara Srader, Secretary.

Supervisor's Report, by Nick Rinehart:

MVCCA BOARD

Co-Chairs	Katherine Ward	.....	co.chair1@mvcca.org
	Lynn Pascoe	.....	co.chair2@mvcca.org
	<i>open</i>	.....	co.chair3@mvcca.org
Secretary	Tamera Srader	.....	secretary@mvcca.org
Treasurer	Bill Kane	.....	treasurer@mvcca.org
Membership	<i>open</i>	.....	membership@mvcca.org
Editor	Karen Keefer	.....	editor@mvcca.org
BUDG	<i>open</i>	.....	chair.bf@mvcca.org
EDUC	Cathy Hosek	.....	chair.edu@mvcca.org
E&R	Larry Zaragoza	.....	chair.er@mvcca.org
PL/Z	Bindu Mathur	.....	chair.pz@mvcca.org
PS	<i>open</i>	.....	chair.ps@mvcca.org
TRAN	Jason Zaragoza	.....	chair.tran@mvcca.org
SFDC	Ellen Young	.....	rep.sfdc@mvcca.org
FCFCA	Larry Green, Jr.	...	rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski		specialcommittee@mvcca.org

The hearings for Parking Reimagined are postponed until July and September. ZMOD was Re adopted. The summer concerts will take place at Grist Mill Park and the Lorton Workhouse. Gum Springs will celebrate Juneteenth on June 17, and this year is their 190th anniversary. The Historic Marker for West Ford will be unveiled at 10 am.

Meeting adjourned at 8:22 pm.

----- Committee Reports -----

Budget & Finance

We are looking for a chair for this committee. If you are interested, please contact a co-chair.

Education

The Education Committee did not meet in June. The next meeting will take place on Wednesday, October 4 at 7pm.

Environment & Recreation

7 JUNE 2023 – E&R Committee Meeting Notes

The meeting was called to order at 7:00pm by the Chair Larry Zaragoza. MVCCA Cochair Katherine Ward and E&R Recorder Christina Curley were in attendance.

Associations represented, Springbank Community Association, Huntington Community Association, Belle Haven Terrace Civic Association, Bell View Condominium Unit Owners Assn, , Wellington Civic Association and Wessynton Homes Association and Potomac Valley-River Bend Civic Association. Guests included Peter Tajat (River Farm, American Horticultural Society) and Steve Larsen

Peter Tajat of the American Horticultural Society (AHS), presented status on the River Farm Greenhouse Project, a proposed 24' x 48' A frame double aluminum structure with polycarbonate panels that is to be replace an open space area near a parking lot and behind a double garage space that is currently being used for plantings. The enclosed greenhouse will enable River Farm's horticulturalist to grow its own plants, thus reducing the costs of buying plants on the economy and ensuring the plants installed at River Farm are organic and free from pesticides. Additionally, there are plans for community educational programs to promote sustainable horticulture.

Concurrent next steps: 1) Update Special Exemption Amendment (SEA) to include Greenhouse in language; 2) AHS to continue to move through permit process (already submitted to Kathy Lewis); and Garner Wellington CA letter of support. Anita Kerr informed Committee that Wellington Civic Association recently voted to support the initiative. P&Z Committee drafting resolution of support. A motion was offered and seconded to work with P&Z to draft a joint Resolution of Support. **Vote passed unanimously with no dissention nor abstentions.**

Kevin Knappmiller from Springbank updated the Committee on the County's proposed Quander Fairchild \$250K budgeted trail plan. Kevin and members of the Community, including Park Commissioner, Lyn Wood, recently met with authors of the County's current plan at the Quander Fairchild Parks, which are respectively 2 acres and 7 acres separated by a creek. Kevin noted Community surprise that current plan proposal was so limited in scope, proposing to only establish a trail on the Quander Park without access for the neighboring community, nor provide a bridge to access the established trails in the Fairchild Park. It was noted that Quander Park is in a Trust and, therefore, there are limitations to what can be built on the land or how the money for the park can be used. The community representatives at a meeting with county staff asked that the county provide a new plan that would use the funds to connect the entire property. County staff stated that a new County Trail Planner was coming on board. Vote taken with all attendees in favor and no abstentions for E&R to work with Kevin Knappmiller and P&Z to develop a Joint Resolution requesting the County provide an updated, comprehensive plan. **Vote passed with all attendees in favor, no dissenters nor abstentions.**

Steve Larsen, Larsen Design/Build, briefed Committee on status of a Belle Haven property owner's pursuit of garnering a variance to add to a 2nd story to a current structure. Property noted to be within the 100-year Flood Plain. Variance request made over a year ago, and during the Flood Plain Review Process, homeowner told they needed a Special Use Exemption (SUE). Steve Larsen requested Committee show of support. Katherine Ward noted that the New Alexandria community association anticipates providing formal support after publishing SUE issue in upcoming newsletter per their bylaws. **Recommendation for E&R join P&Z in a letter of support. Anita Kerr called for the vote and Ellen Young seconded the motion. Motion received unanimous support with no dissension nor abstentions.**

Meetings: Wetlands meeting scheduled 13 June 2023, to review a permit to voluntarily create a living shoreline, which will reportedly cost hundreds of thousands to the homeowner.

A motion to adjourn and seconded and passed at 8:15 pm. The July meeting will be on 5 July 2023 via Zoom.

Planning & Zoning

Planning and Zoning (P&Z) Monthly Meeting 6/5/2023

Committee Attendees:

Bindu Mathur, P&Z Committee Chair
Belle Haven Terrace Civic Association
Gum Springs
Montebello Condominiums
Riverwood HOA
Huntington CA
Hollin Hill CA
Waynewood CA
Wellington CA
Belle View Condominium
Springbank Citizens Association

Other Attendees:

Kelly Posusney - 6001 Richmond Highway Redevelopment
Chris Champagne
Ben Rosner
Eric Butler
Peter Tajat - River Farms
Steve Larson -6417 14th Street project
Ashley Heineman - 6417 14th Street project
Jason Zaragoza, Transportation Committee Chair
Daniel Petrisko

Proceedings:

The meeting was called to order by P&Z Committee Chair, Bindu Mathur. The Transportation Committee was invited to this meeting.

Presentations were made by 3 speakers. The first speaker, Kelly Posusney, presented conceptual details of a plan to redevelop the property at 6001 Richmond Highway. This was a community outreach by the developer and their associates to inform the community of the concept level plan. The property is 2.57 acres and is currently developed as the Brookside Hotel. The developer's plan is to replace the hotel with a 5-story multi-family residential building. The property is in a floodplain. Proposed plan will reduce impervious surface by 30% to 17,000 sq. ft. and will include measures for stream stabilization. The proposed development will need a rezoning and exceptions for development in the floodplain. The County is prestaffing to begin their assessment of the project. The presenters were asked if a parking entrance would be on Route 1. A Committee member expressed their preference for not having egress directly from Route 1.

The second speaker, Peter Tajat (AHS), presented a greenhouse proposal for River Farms. The proposed

greenhouse will be approximately 24' x 48' and adjacent to and behind two existing garages. The greenhouse is needed to further the site's planting mission of promoting horticultural best practices. The greenhouse will be adjacent to parking garage. The proposed greenhouse will have a polycarbonate glazed roof and will be built on a concrete slab. The River Farms will need a special exception to operate a greenhouse in a residential area and will need to obtain a permit from the County. The greenhouse will not change the Historical Overlay District but will need their architectural review board permission. The process is expected to take about 6 months. A decision was requested to be made during the meeting on whether the Committee approved of the plan.

The third speaker, Steve Larsen, presented details of the 6417 14th Street project for a Special Exception for development in the 100 year floodplain; a minor addition in the floodplain in a R3 zone. He was proposing a second story addition on top of the existing garage for a home office. The proposed plan will add 47 sq. ft. of impervious space to the property. The proposal is for an accessory structure, but the garage and its footprint already exist. The existing house is 1,200 sq. ft. Adding the home office above the garage will add 528 sq. ft., in addition to the existing garage. To proceed with the development, the homeowner will need a variance and special exception to go before the Planning Commission at their July 7th meeting.

The Committee voted unanimously to support the River Farms greenhouse proposal, and will follow up with a resolution or letter acknowledging support for the project as presented.

The Committee voted unanimously to support the 6417 14th Street proposal pending a letter of support from the New Alexandria community.

Public Safety

We are looking for a chair for this committee. If you or someone in your community are interested, please send an email to co.chair1@mvcca.org and co.chair2@mvcca.org and let us know of your interest.

Transportation

The Transportation Committee did not meet in June. Members were invited to attend the PZ meeting.

The next meeting will take place on Monday, July 10 at 7pm via Zoom.

---- **Committee Reports** ----- **Committee Resolutions** ----

**Special Committee on
Stormwater Management**

Next Meeting The next committee meeting date is TBD.

Fairfax Federation

The Federation has created committee to update their current bylaws.

SFDC

There will be a verbal report at the General Council meeting.

For Member Ratification

The Cochairs appoint the following committee chairs and seek your ratification.

EDU: Cathy Hosek

ER: Larry Zaragoza

PZ: Bindu Mathur

Tran: Jason Zaragosa

Parliamentarian: Ellen Young

Rep to Federation: Larry Green

Rep to SFDC: Ellen Young

Special Committee Stormwater- Leo Milanowski

**JOINT
Environment & Recreation
Planning & Zoning**

**PROPOSED:
MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS
(MVCCA)
6417 14th STREET CONSTRUCTION RESOLUTION
(ER and PZ)
MVCCA-ER/PZ-2023-J02**

WHEREAS, the homeowners at 6417 14th Street Alexandria, VA 22307 are seeking to construct a second story office addition to the detached garage of their 80-year-old brick home located in the New Alexandria Community.

WHEREAS, the construction requires 76sq ft to encroach into the floodplain and RPA to provide a proper foundation to support the second story.

WHEREAS, the home is situated on a 7,000 SF lots in an R-3 district. Additionally, the home lies in the 100-year floodplain.

WHEREAS, the proposed conditioned space is not adjoined with the main dwelling, so the homeowner is required to apply for a Special Exception for use/construction in a floodplain as well as a variance to add on to an accessory structure in a front yard.

WHEREAS, the New Alexandria Community board and citizens have reviewed this proposal and are supportive of it.

NOW, THEREFORE, BE IT RESOLVED the Mount Vernon Council of Citizen's Association (MVCCA) supports the addition to the home garage at 6714 14th Street. .

END: RESOLUTION MVCCA-ER/PZ-2023-J02

----- Resolutions & General Council Ratification -----

June 8, 2023

Suzanne Laporte
President and CEO American Horticultural Society
River Farm
7831 East Blvd Dr
Alexandria, Va. 22308

Re: Greenhouse Construction on River Farm

Dear Ms. Laporte,

The Planning and Zoning and Environmental Committees of the Mount Vernon Council of Citizens' Association (MVCCA) met with Mr. Peter Tajat, Managing Director, Property Operations American Horticultural Society recently. The information he shared with us regarding your plans to build a greenhouse on the property behind the garage bays was excellent. Our committees unanimously supported the construction and its location.

Our General Council membership will be providing a letter to the County's Planning Commission and Board of Supervisors in support of this construction for your use at the upcoming public hearings. In the meantime please use this letter when speaking with the county staff.

Regards,

Bindu Mathur
Chair, Planning and Zoning Committee
MVCCA

Larry Zaragoza
Chair, Environmental and Recreation Committee
MVCCA

----- Treasurers Report -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending May 31, 2023

	May	Total July 1 to May 31	2022-2023 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ -	\$ 4,250	\$ 4,370	
Money Market Interest	0	1	2	
Total Cash Receipts	0	4,251	4,372	\$ (121)
Cash Disbursements (including outstanding checks):				
Administrative	-	541	385	(156)
Insurance Premium	-	687	687	-
Outreach/Town Hall Meets	-	-	250	250
"Record" Production	110	1,030	1,400	370
Web Site	431	1,277	2,425	1,148
Total Cash Disbursements	541	3,534	5,147	1,613
Net Budget - Receipts in Excess(less than) Disbursements:	(540)	716	(775)	\$ 1,491

Other Sources/Changes in Cash:

Cash at Beginning of Period	9,329	8,012	8,012	
Total Cash at End of Period	\$ 8,789	\$ 8,729	\$ 7,237	

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 2,627			
Burke & Herbert - Money Market	6,162			
Total Cash	\$ 8,789			

Respectfully Submitted,
William J Kane, Treasurer
June 3, 2023

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 Amounts are rounded to the nearest dollar

NEXT COUNCIL MEETING

Wednesday, June 28, 2022, 7:00 p.m.
Virtual

AGENDA

- Call to order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Co-chairs Report
- Resolutions
- Supervisor's Time
- Members Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—May 24, 7:00 p.m., Virtual
MVCCA Board—July 11, 7:00 p.m. Virtual

Comm	Date	Time	Place	Chair
BUDG	TBD	7:00	Virtual	open
EDU	10/4	7:30	Virtual	Hosek
E&R	7/5	7:00	Virtual	L. Zaragoza
PL/Z	7/10	7:00	Virtual	Mathur
PS	TBD	7:00	Virtual	open
TRAN	7/10	7:00	Virtual	J. Zaragoza
MSCS	TBD	7:00	Virtual	Milanowski

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