

GROVETON VIRGINIA CIVIC ASSOCIATION (GCA)

October 1, 2018 Meeting Minutes

Groveton Elementary School

1. **Call to Order.** The meeting was called to order at 7:00 p.m. This was the first meeting of the 2018-2019 year. There was a scheduling conflict that precluded us from using the school in September.

2. **Roll Call of Officers.** The board members were introduced. Sixteen residents attended:

Drew McGuckin, Pres.	Mira Marshall	Alyssa & John Kupka
Jim Bailes, Vice Pres.	Charlotte Brown	Rick Kotteman
Bonnie Wilkins, Sec.	Jackie Cerio	George Sisk
Valentina Lukin	Mike Baer	Anna Bennett
Carol & Carla Crandall	Gary Vandevor	

3. **Approval of Minutes.** The June minutes were approved by voice vote.

4. **Treasurer Report.** The current bank balance is \$4,697.93.

5. **Old Business.**

a. No update on the Pollins Court being used for overflow parking from the nearby townhouse development and Lafayette (formerly Groveton) Apartments.

b. Habitat for Humanity Projects. Construction on the Donora Dr. home was temporarily stopped while awaiting a zoning approval. Construction has resumed. Clean up of the property at 3301 Clayborne has begun. Habitat plans to build two houses. They previously told GCA that they would not start on the Clayborne houses until the Donora house was almost complete.

6. **New Business.**

a. The property at 6825 Richmond Highway (previously Lee's Propane Gas and Groveton Shell station) has been sold. The new owner plans to open a sports café and mini-mart. The owner had a similar business in Alexandria, but closed that location. No information is available for when the café will open.

b. Trucks are parking along Memorial Street near the back entrance to the Giant Shopping Center. Vehicles are also parking on the other side of Memorial. This blocks the view of on-coming traffic making it hard to exist the shopping center. There is no violation. The shopping center side of the road is commercial so trucks can park there and the other side is residential so private vehicles can park there. Questions were raised about the \$25,000 Beacon at Groveton Proffer for traffic-calming. The county plans to install a traffic calming solution at the Donora and Memorial intersection. Last year GCA asked about the status and were told the project had not been funded. GCA will follow-up on the status.

7. **Speakers.** David Domin and Matt Solomon, Code Compliance Investigators from the Fairfax County Department of Code Compliance (DCC) were our guest speakers.

a. The DCC was formed seven years ago and is one of two Code Compliance departments in the nation. It was originally named the Strike Team and consisted of representatives from different departments. The DCC respond to complaints only. They do not proactively look for problems unless they are already responding to a complaint. At that point they are required to inspect for any other violations, especially safety issues. DCC Complaints are confidential. Call 703-324-1300 or submit complaint online www.fairfaxcounty.gov/code.

b. Code Compliance Enforces: Animals & Pets, Blight Abatement, Noise Complaints during normal hours, Tall Grass (May-Oct must be less than 12"), Hoarding, Home Businesses, Illegal Dumping, Multiple Occupancy (boarding houses), Outdoor Storage (junk), Sheds, Signs, Construction Permits, and Commercial Vehicles in residential communities. Many enforcements depend on the square footage of the property and the residential zone where you live (R2, R3, etc.).

c. Common Zoning Complaints:

- Multiple Occupancies:
 - No more than one family, plus two renters, may live in one house. Or, no more than four unrelated people may live in one house (i.e., college students).
 - 2 kitchens: creation of a small apartment in the basement of a home would constitute a second dwelling unit and would be a violation unless it met the criteria for an exception.
 - Typical rule is 2 people per bedroom. Bedrooms below grade, such as in a basement without large egress windows, or no window at all, are not allowed due to fire safety issues.
- Accessory Structures:
 - Sheds are limited to 8.5' tall, less than 200 sq ft (10x20), and must be within the required setback from the property. Can apply for a special permit to build it closer to the property line and it is usually granted if it is within reason.
 - If a shed has been there longer than 15 years and taxes have been paid, they are usually grandfathered in. This is called Vested Rights.
 - Free-standing (i.e., trellises, playground equipment) have different height restrictions.
- Fences: Height limit of 7' on rear or side of property, and 4' in front. Corner lots have 2 fronts (front & side, so the fence height limit would be 4' on the front and side).
- Inoperable vehicles:
 - Fairfax County Police Department also tickets junk vehicles.
 - Inoperable cars cannot be in front of the property, must have tires, must have inspection.
 - Car covers are OK but not tarps.
 - Owner is given 10 days to move the vehicle. If they move it and bring it back, the 10-day grace time is skipped.
- Commercial Vehicles: Only one commercial vehicle, such as a cab, per residential property. No dump trucks, food trucks, trailers, tow trucks, construction equipment, etc.
- Outdoor Storage/Junk in yard:
 - Only allowed in rear half of lot, must be screened from view from a neighbor's first floor window, must be less than 100 sq. ft. in area. Tarps are not acceptable means of screening.
 - Construction materials are only allowed while work is in progress and a valid permit exists.
 - Storage is not allowed on carports or open bed of truck.
- Business in Residential Communities
 - Depends on the district (R2 or R3), but Child Care businesses are permitted if permitted by the county.
 - Business conducted in a home is allowed but you can't have people coming in and out of your home. Can have one employee who works during the day (8 a.m.-5 p.m.), but can't have multiple employees.
- Animal Regulations:
 - Two dogs allowed. 3-4 dogs require 12,500 sq. ft.
 - No limit on number of cats
 - No fowl or livestock unless you have more than 2 acres
- Exterior Property Maintenance & Safety:
 - Peeling paint, pools, exterior walls and foundations, etc. must be maintained.
 - Safety issues such as plumbing and electrical hazards, smoke alarms, hoarding, and unsanitary conditions are examples of safety violations.
- Short-term Rentals (AirBnB): Effective Oct. 1, this ordinance will be permitted starting on Dec. 1. Can rent 60 days a year. Need permit and inspection.

8. Adjournment. The meeting was adjourned at 8:20 p.m.