

# PALISADES ZONING ASSOCIATION

"Organized to Preserve the Single Family Residential Character of Arlington's Riverfront"

## Executive Committee

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Telephone JA 8-5484  
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Howard Martin, Treasurer  
Oren Lewis, Attorney, Courthouse Square

Dear Arlington Resident -

This letter is important to you!

An amendment to the zoning ordinance was adopted by the County Board on 27 June 1953, over vigorous citizen protest, to permit a new zoning for "luxury" apartments. This amendment is a by-product of an attempt made in 1952 to have a 23 acre tract along the riverfront rezoned from R-20 (single family residences) to an apartment classification. The property owners who united in opposition were successful in having the County Board unanimously deny the application.

Now, with new members on the County Board, and with a recently created "Zoning and Land Use Committee" which replaces the old Planning Commission, the same property is up again for rezoning to the Luxury Apartment (RA-R) classification. Many large property owners along the riverfront have delayed development of their property pending the outcome of the present application to rezone the Hendry property, situated to the east of Woodmont School between 24th Street North and the river. If the Board grants the application to rezone this land for apartments, it will only be a matter of time before owners of other large tracts will apply for rezoning. The traffic, public utility, and school problems which would inevitably be created by the increase in population density following the building of apartments in this area would destroy the fine residential character that now exists, generally, north of Lee Highway.

This case will set a precedent and determine the future development of the whole area - apartment or single family residences. From a traffic standpoint alone the area is unsuited for a greatly increased population density. The traffic increase would be funneled into Lee Highway, Lorcum Lane, Spout Run Parkway, Military

RICHARD W. JR.  
REPRESENTATIVE  
PRESIDENT OF THE COMMITTEE

Road and Glebe Road. The tract for which rezoning is now pending is particularly unsuitable for apartments because of poor access roads which are practically impossible to improve.

The property owners in the immediate area are again organizing as we did in the spring of 1952, to preserve the single family residence character of our neighborhood. Your neighborhood's character may be affected by the County Board's decision on the Hendry case. We need your support. The issue is urgent because:

a. The County Board is seeking to increase revenues - one way is to rezone, reassess and increase taxation on the reassessed land.

b. Development has been delayed pending a decision in this case - a unanimous rejection of the application will probably result in single family residences along the riverfront rather than apartments.

You can help; here's how:

1) Write one of the members of the County Board and/or one of the members of the Zoning and Land Use Committee expressing your views. (Addresses may be found in phone book).

COUNTY BOARD

Robert A. Peck (Republican)  
George M. Rowzee, Jr. (Republican)  
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Mrs. H. F. Buchholz (A. I. M.)  
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Emery N. Hosmer

- 2) Go to the County Court House the evening of the hearing on the application - numbers count. Date: 10 November 1953.
- 3) Sign a petition opposing this rezoning when circulated.
- 4) Contribute one dollar (more will be welcome) to the petition circulator or direct by mail to our treasurer, Mr. Howard Martin, 2520 23rd Road North, to help defray lawyers fees. (The major burden will be carried by property owners in the immediate area).
- 5) Get your citizens association to actively oppose apartments along the riverfront.

The following persons will be more than glad to explain any details or answer any of your questions in this matter:

Earl L. Allgaier      Cloyd M. Smith  
2538 N 24th Street      2500 N 24th Street  
JA 2-7896      JA 2-0486

Capt. R. W. Curtis      Sidney T. Mathews  
2542 N 23rd Road      2451 N 23rd Road  
JA 8-5484      JA 2-1506  
Legal Committee      Chairman

*RWCurtis*

R. W. CURTIS  
Chairman  
Finance and Legal Committee

