

**PROPOSED RE-DEVELOPMENT ON JOYCE STREET CUL DE SAC
Developers and County Staff to attend January Membership Meeting Jan 19, 2012**

Mr. Dan Troutman has accepted an ARCA invitation to explain his proposal for redeveloping the property at 2816 South Joyce Street (cul de sac off Fort Scott Drive). Mr. Troutman would like to remove the existing house and build three houses on a 20,000+ square foot pie shaped lot. A representative from the County staff will also attend the meeting. Last October Mr. Troutman and his business partner Mr. Dennis Zauner purchased the property. In the fall they filed a plat to build three houses by utilizing a "paper street" extension of June Street that runs to Oakcrest Park ("The Pit"). Two houses would enter off June Street extended, and one house would front off the Joyce St. cul de sac. In January, a new plan was filed that has a new cul de sac being built off the existing cul de sac. The three lots would originate from the new cul de sac and extend toward the back of the property. This redevelopment would take place under the Unified Residential Development (URD) code of Arlington County. Please come and learn about this very important possible development for our community and express your views. An ARCA "position" could be established at this meeting. On Jan. 10, the developers held an informational meeting for neighbors to consider the two perspectives. Neighbors were concerned about adding 3 houses to the cul de sac, and about setting a precedent. The County Board is scheduled to hear this issue on March 10.