



# The Legend of Sleepy Hollow

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The Newsletter of the Sleepy Hollow Citizens' Association  
[www.sleepyhollowonline.com](http://www.sleepyhollowonline.com)

→ See inside cover for important information about our  
May 21 General Membership Meeting at Bill Page Honda

## SHCA Annual Spring Picnic

*Get ready! The firing of the grill will occur on....*

Sunday, June 14

4:00 p.m.

Twin Oaks Place

(Rain Date June 21)

### Plan to Share:

A-G: Dessert

H-M: Salad

N-Z: Appetizer

*(Please bring enough for 6 – 8 servings)*

As always, the association will provide hot dogs, beverages, condiments and paper products. Concurrently, we'll have our annual plant exchange... see inside for details



## ***General Membership Meeting at Bill Page Honda – Thursday, May 21***

We have scheduled a special General Membership Meeting for Sleepy Hollow residents on **Thursday, May 21 at 7 p.m.** in the Bill Page Honda dealership showroom. At this meeting, representatives of Bill Page, will discuss the latest **plans for redeveloping the Westlawn Shopping Center** (which is owned by the Bill Page company). Although somewhat scaled back from the plans we saw a few years ago, the revised plans still envision demolition and reconstruction of the entire shopping center, including the current Honda dealership.

Similar meetings have been held recently with the Westlawn and Bel Air Civic Associations, representing two neighborhoods on the other side of Annandale Road from Sleepy Hollow. SHCA is working with these associations to develop a list of shared concerns and questions which will be submitted to Bill Page after the conclusion of these community meetings.

**Pages 4 - 9 of this issue contain a summary of the plans, excerpted from an official document filed by Bill Page with Fairfax County. You may wish to familiarize yourself with its contents as you prepare for the meeting and develop questions to ask.**

## ***Sleepy Hollow's Annual Spring Picnic – Sunday, June 14***

The Hollow's Annual **Spring Picnic** has been scheduled for **Sunday, June 14<sup>th</sup>** on Twin Oak Place in the center of the Hollow. The picnic will begin **at 4:00 p.m.** and continue as long as folks want to stay around and socialize. The event is **free** for Hollow residents and guests but we ask that you bring a dish to share as noted on the front cover... based on your last name.

For the benefit of those new to Sleepy Hollow, or new to the Spring Picnic, it's a great time to spend a few hours on what is almost always a beautiful Sunday afternoon. It's a chance to reconnect with you neighbors or perhaps meet some new Hollowites.

As always, any volunteers are welcomed and encouraged to help with the minimal set-up and/or clean-up required. If you would be willing to participate in this way, please **call Sarah Shannon at 703.532.1660** No experience needed! We hope to see you there!

## ***Sleepy Hollow Plant Exchange 2009 – Sunday, June 14***

Now in its sixth year, SHCA's annual Plant Exchange is a free and fun way to share surplus plantings from our homes' mature landscapes with neighbors who are looking for the very same for their gardens. The Plant Exchange will run concurrently with the SHCA Summer Picnic.

How does it work? Simply bring your spare plantings to the Plant Exchange table at the Picnic. Label with the plant name if you know it. Blank labels will be available. All types of plants are welcome, from flowers and vegetables, to shrubs and small trees.

## ***SHCA Community Clean-up – Saturday, June 20***

We will hold our next clean-up on June 20, from 8:00 to 10:00 a.m. (rain or shine). Participants should **meet at the corner of South Street and Sylvan Drive**. Please bring gloves and wear sturdy shoes; safety vests and trash bags will be provided. Help keep Sleepy Hollow beautiful!

Our last clean-up included much of the portion of Tripps Run that flows through Sleepy Hollow. It was a great success! Watch for a story and some photos in the next issue of **The Legend**.

*The Executive Committee is in the process of establishing event dates for July 2009 through June 2010. An updated calendar will be posted on the web site and will appear in the next issue of **The Legend**.*

## ***President's Letter***

Springtime is the most spectacular time in Sleepy Hollow. The hundreds of vibrant azaleas and the established dogwood and redbud trees give our neighborhood an almost fairyland aura. The trees and colors are proof of the well established nature of one of the earliest Washington, DC suburbs. In fact, when the first homes in Sleepy Hollow were built, neither Arlington Boulevard nor Sleepy Hollow Road were paved.

At a recent Brookings Metropolitan Policy Program Symposium entitled "One-Fifth of the Nation: A Comprehensive Guide to America's First Suburbs," urban planner Bruce Katz remarked that while much has been written and discussed about the nation's newest suburbs, the "first suburbs" receive little attention, despite the fact that combined they contain 20 percent of the nation's population. These early suburban communities are often caught in a policy blind spot between the attention long directed to central cities and new attention focused on fast-growing exurban areas. The Brookings study identified several local communities as "first suburbs." Katz characterized them as "quiet, leafy, quality single-family neighborhoods connected by commercial arteries that were often chaotically planned, quickly and cheaply built, and are now traffic-choked." The first suburbs are home to both the oldest and the newest Americans, and they include some of the wealthiest and best educated in the nation, alongside some of poorest and least educated.

Our neighborhood is within one of the close-in "first" suburbs. Sleepy Hollow comprises just over 300 homes west of the Seven Corners commercial area and several older rental communities. Developed as individually built single family homes beginning in the late 1930s, it remains a true neighborhood. We have a strong and well supported Citizens' Association that has existed since 1941 and holds regular social and community service events. Children know their neighbors, and houses stay in families for generations. With the exception of one "in fill" project in the 1950s, the houses are all unique. The neighborhood is racially and culturally diverse.

Over the last 20 years the population of Fairfax County has exploded. Most of the new residents have moved to exurban developments far to the west in the Dulles corridor or in the Fair Oaks area. Thus, the County has focused on infrastructure development in the west. By contrast, the roads, schools, and services in the inner county have been the victims of benign neglect. Holmes Run Road has become a major thoroughfare where just today I was passed by an impatient cut-through driver who was upset that I was observing the speed limit. Similarly, South Street has changed dramatically in the 14 years that I have lived here. Despite community action to obtain "traffic quieting" stop signs and speed bumps, the number of cars traveling these road in excess of the posted speed limit remains high. Holmes Run Road and South Street are no longer safe for children or pets.

It is time for the first suburbs to become the center of attention. Sleepy Hollow is an extraordinary place and it deserves to survive and thrive. Development and re-development should happen but not at the expense of something as rare as a true neighborhood. We must make our voices heard. I urge everyone to attend the meeting at Bill Page Honda to hear about the newest plan to redevelop the Westlawn Shopping Center and the Honda dealership on May 21 at 7:00 pm at the Bill Page showroom.

*Cindy Fox*  
*President 2009-2010*  
[c.cfox@verizon.net](mailto:c.cfox@verizon.net)

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION  
MARCH 19, 2009**

**I. INTRODUCTION AND OVERVIEW**

Westlawn Limited Partnership (the "Applicant") requests approval of a Rezoning ("RZ") application and a Special Exception Amendment ("SAE") application. The application property consists of 8.36 acres of land more particularly identified as Fairfax County Tax Map 50-4 ((1)) Parcels 6, 7, and 50-4 ((17)) Parcels H, H1 (the "Property"). The Property is location in the southwest quadrant of the intersection of Arlington Boulevard (also k known as "Route 50") and Annandale Road, and is currently zoned Community Retail Commercial ("C-6"), Highway Commercial ("C-8"), and Highway Corridor Overlay District ("HC"). The Applicant is proposing to unify the Property by downzoning an approximately 2.2 acre-portion of the Property from the C08 to the C06 district. The Applicant also requests an expansion of the land area associated with SE 95-M—039 (the "Bill Page Honda SE") to permit construction of an integrated mixed-use commercial development with a vehicle sales, service, rental and ancillary establishment; two drive-in financial institutions; a drive-through pharmacy; and increase in building height; and a waiver of certain sign regulations in accordance with Section 9-501, and 9-506 of the Zoning Ordinance (the "Proposed Development").

The Existing Bill Page Honda Car Dealership (the "Car Dealership") building has been in operation since 1950. The Westlawn Shopping Center (the "Shopping Center") was built in 1968 and currently contains the Mosby branch of the United States Post Office, several small retail shops, and several vacant storefronts. The buildings have changed little from their inception and have aged considerably. The configuration of the site remains the same as the original site plan filed on the property over 35 years ago. Minor upgrades to the side include cosmetic façade improvements and routine building repairs.

The 1996, the Board of Supervisors approved the Bill Page Honda SE to establish a vehicle sales, rental and ancillary service on Parcel 50-4 ((17)) H1. The Bill Page Honda SE permitted the existing service station building and three service bays at the southernmost portion of the Property to be utilized for the purpose of preparing vehicles for customer delivery and approved a waiver request of the open space requirement. The SE does not apply to the other three parcels that comprise the Property.

This rezoning application and application for amendment of the Bill Page Honda SE propose a multi-million dollar investment and redevelopment in the Route 50 Corridor. The Comprehensive Plan calls for significant redevelopment of the existing Property and surrounding properties because of the age and state of the existing developments in the area. The existing vehicle sale, rental, service and ancillary establishment and associated strip retail shopping center would be demolished and reconstructed in a phased development program.

**II. REZONING**

The four parcels comprising the Property are administered under two separate commercial zoning districts (C-6 and C-8), as well as the Highway Corridor Overlay District (HC). The tax map, zoning districts, and street addresses for the Property are further identified by the chart below:

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION (CONTINUED)**

<b>Tax Map #</b>	<b>Zoning District</b>	<b>Street Address of Parcel</b>
50-4 ((1)) 6	C-8	6715 Arlington Blvd
50-4 ((1)) 7	C-6	3008 Annandale Rd
50-4 ((17)) H	C-6	3030 Annandale Rd
50-4 ((17)) H1	C-6	3040 Annandale Rd

The Applicant requests a downzoning of Parcel 6 from the C-8 and HC Zoning Districts to the C-6 and HC Zoning Districts in order to administer the entire Property under a single unified zoning designation. The C-6 zoning district was selected, after consultation with the surrounding community, to allow for the retention of the existing uses on the site and to protect the adjacent residential uses from the more intense uses permitted by-right in the C-8 zoning district.

The Applicant intends to redevelop the Property with a mixed-use commercial development that improves the access, configuration, parking, and use of the Property. The redevelopment will include two drive-in financial institutions, a drive-through pharmacy, a retail shopping center, and a redevelopment of the existing Car Dealership around an integrated parking garage. Unifying the Property under the C-6 zoning category will provide an opportunity for the Applicant to plan the development under consistent zoning regulations rather than the dual zoning districts under which the Property is currently administered.

**III. PROPOSED USES**

The Applicant's proposal envision a community-oriented, mixed-use design that incorporated major upgrades to the Car Dealership and the again Westlawn Shopping Center and will provide significant tax revenues. The Applicant is prepared to invest tens of millions of dollars to completely overhaul and improve the current site, a much needed improvement for this highly visible street corner. The planned redevelopment will significantly improve pedestrian and vehicular safety, the quality of services available, and the architecture and aesthetics of the intersection of Annandale Road and Arlington Boulevard. The substantial investment planned for this highly visible location with the Route 50 corridor will promote additional redevelopment of and reinvestment in the neighboring commercial properties along Route 50.

The Applicant proposes to amend the existing Bill Page Honda SE, which was previously approved on Parcel H1 for a vehicle sales, rental, and ancillary service facility. The proposed amendment seeks to permit and increase in the land area associated with the Bill Page Honda SE, and an increase in building height, as well as permission to operate two drive-in financial institutions and a drive-through pharmacy in the Property. The proposed amendment also seeks a waiver of certain sign regulations.

**A. Vehicle Sales, Rental, and Ancillary Service Use**

The Applicant respectfully requests the approval of a Special Exception Amendment to permit an increase in the land area included for the Car Dealership. The proposal envisions a complete reconstruction, expansion, and relocation of the Car Dealership from Parcel 50-4 ((1)) 6 to Parcels 50-4 ((17)) 7 and H.

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION (CONTINUED)**

The Zoning Ordinance allows construction of a vehicle sales, rental, and ancillary service use in the C-6 zoning district with approval of a Category 5 Special Exception. The Applicant is seeking approval of a Special Exception Amendment for a use that conforms to the C-6 District regulations and increases the land area of the existing Bill Page Honda SE to encompass the entire 8.36-acre Property.

The existing Car Dealership is located at 6715 Arlington Boulevard. The site contains four operations-related building for the Car Dealership. The buildings include the showroom/office, service facilities, parts storage, and new/used car preparation facilities.

The Proposed Development will improve the site by consolidating the four operations associated with the Car Dealership into one building. The new building configuration provides and organized inventory and operational structure for the Car Dealership. The storage, service, and inventory areas will be largely shielded form public view. The Proposed Development consolidates the operational needs of the Car Dealership and conceals most of the inventory in an internal garage. The former showroom, office space, service bays, sales area, and parts storage were separated and scattered among various building on site. The new building configuration consolidates the showroom, office space, sales area, and parts storage uses under one roof.

The Car Dealership and the associated retail uses on the site will surround and conceal the proposed parking garage, which will house the dealer inventory as well as employee parking. The inventory for the dealer will be stored within the upper decks of the garage, out of public view.

**B. Retail Shopping Center**

The proposed Shopping Center would include a new and more attractive streetscape along Annandale Road. The Applicant hopes to provide staple shopping and personal service options on the Property for the surrounding neighborhoods. Shopping centers such as this one are a by-right use in the C-6 zoning district and therefore do not require a separate Special Exception.

The Proposed Development includes a completely reconstructed shopping center, and the Applicant has already begun negotiating with potential tenants, including the U.S. Post Office, which has operated its Mosby branch at the shopping center for 38 years. The Applicant hopes to maintain the Post Office's presence in the Shopping Center while upgrading its facility. The Applicant is also in negotiations with several retailers to utilize the drive-through pharmacy proposed for the Property. Additionally, the Shopping Center contains a financial institution that has served the community for many years. The Applicant proposes to provide two drive-in financial institutions as part of the Proposed Development, on of which may be utilized by the existing financial institution. Surface level parking will accommodate the proposed Shopping Center.

**C. Drive-In Financial Institutions**

The Applicant respectfully requests the approval of a Special Exception for two drive-in financial institutions. The financial institutions are proposed to locate on the site currently used by the

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION (CONTINUED)**

Car Dealership building at the Property's westernmost portion. The Applicant is currently negotiating with financial institutions, and is interested in having one retail bank and one credit union occupy the proposed buildings.

Under the Zoning Ordinance, the construction of a drive-in financial institution is permitted with a Category 5 Special Exception. The Applicant is seeking approval of a Special Exception Amendment for a use that conforms to the C-6 District regulations.

The Applicant proposed to construct one drive-in financial institution of approximately 4,000 square feet in a portion of the proposed building along Route 50. The proposed building includes up to three drive through lanes with teller service. An ATM is also provided on the building to provide automated banking service to walk-up customers. The Applicant proposes to construct the second drive-in financial institution directly adjacent to the first building, including one drive through lane with teller service.

The main point of ingress/egress to the bank sites is provided from Arlington Boulevard. The location of the entrance will be located at the existing entrance and will be upgraded to current standards. Circulation associated with the drive-in is provided via an internal circulation road. Adequate parking and stacking spaces for the proposed use are provided as shown on the Generalized Development Plan/Special Exception Plat. The Applicant does not anticipate the need for loading spaces or a loading dock for either facility since few deliveries are expected.

**D. Drive –through Pharmacy**

The Applicant respectfully requests approval of a Special Exception Amendment to permit a drive-through pharmacy of approximately 14,800 square feet at the southernmost portion of the Property. The pharmacy would be placed in the location where the Car Dealership currently prepares new vehicles. The new-vehicle preparation facilities would be relocated to the reconstructed Car Dealership.

A drive-through pharmacy would create community-oriented options for area residents, and would be much more aesthetically pleasing than the new-vehicle preparation facilities that now occupy this portion of the Property. In addition, the Applicant proposed limiting the drive-through pharmacy to prescription pick-up and drop-off only, with no other retail sales permitted.

The addition of a drive-through pharmacy would create convenience for residents of the area, providing them with a nearby outlet to obtain necessary items including food, medicine, and toiletries. The drive-through would provide a modern service for the entire community, especially for families and those with limited mobility, for whom the purchase of medications and critical pharmaceuticals without the convenience of a drive-through involves significant additional effort.

**E. Increase in Building Height**

The Applicant respectfully requests approval of a Special Exception Amendment to permit and increase in building height for the development of the Property. The increase in building height is necessary to allow the mix of uses within the Proposed Development. Upon completion, the Proposed Development will collocate the reconstructed Shopping Center and the Car Dealer-

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION (CONTINUED)**

ship on an approximately 8.36-acre consolidated parcel. The presents a unique and creative approach toward mixed-use infill development on relatively small lots.

The Applicant's architect effectively handled the site's parking and inventory constraints by building up rather than out toward the neighboring residential communities. The Proposed Development includes a parking structure that will be a maximum of 50 feet in height. Car dealerships typically store inventory on large, open, at-grade parking lots, which mar the landscape and contribute vast expanses of impervious surface. However, the Proposed Development will consolidate the Car Dealership inventory into the innovative parking structure, which will shield the inventory from public view. The parking structure will be surrounded by the Shopping Center and Car Dealership, leaving only the top levels of the structure visible from the public right-of-way, and will be appropriately treated with architectural embellishment consistent with the design of the dealer and retail buildings.

Traditional car dealerships generally incorporate their service facilities into showrooms at grade level. Adjacent neighbors are thus exposed to the acrid smells, sounds, and sight of cars being serviced. In this case, the Car Dealership proposes a service facility that is almost completely enclosed to lessen the impact on surrounding property owners. The full service facility will provide service bays for individual cars, and office area for managers, restroom facilities, and an area designated for new car preparation, all to accommodate the needs of the Car Dealership.

The Applicant respectfully requests an additional 10 feet of height beyond that permitted by-right in the C-6 zoning district in order to pursue this innovative and lower-impact design. This Special Exception Amendment will accommodate the retail and dealership parking requirement, the dealership inventory storage needs, and the car service facility.

**F. Waiver of Certain Sign Regulations**

The Applicant respectfully requests approval of a Special Exception Amendment to waive certain sign regulations. Because of the unique nature of the Proposed Development, which will collocate several different uses on the Property, the Applicant submits that the sign regulations in the Zoning Ordinance are not flexible enough to allow an orderly site that provides adequate information to those traveling on Arlington Boulevard or Annandale Road.

The Zoning Ordinance, a shopping center with frontage on two or more major thoroughfares is entitled to two freestanding signs. By virtue of the Property's frontage on two four-lane arterial roadways, Arlington Boulevard and Annandale Road, the Property satisfies this requirement and is entitled to two freestanding signs.

Because of the mixed use nature of the Proposed Development, the combination of freestanding and building-mounted signage permitted under the Zoning Ordinance is insufficient, leading the Applicant to request additional building-mounted signage and larger freestanding signs than is permitted under the Zoning Ordinance, as is more particularly described in the forthcoming submission from Gable Signs.

**EXCERPTS FROM WESTLAWN SHOPPING CENTER & BILL PAGE HONDA  
REZONING AND SPECIAL EXCEPTION APPLICATION (CONTINUED)**

**IV. CONFORMANCE WITH COMPREHENSIVE PLAN**

The Property is located in the J3 Westlawn Community Planning Sector of the Jefferson Planning District in the County's Comprehensive Plan. Area-specific language states that the properties in the sector may be developed commercially with community-serving retail establishments and vehicle sales, rental, and ancillary uses up to .35 FAR. Such commercial development is recommended to take place on land already zoned for commercial uses. The Comprehensive Plan does not define community-serving retail establishments; however, the existing retail use and vehicle sales, rental, service and ancillary establishment have been located on the Property for nearly 60 years. Bill Page Honda and its family of dealerships have provided residents with convenient access to retail and car services within close proximity to the homes since at least 1950.

The Comprehensive Plan provides several transportation recommendations for Arlington Boulevard, including a widening of the roadway. The Proposed Development would widen Arlington Boulevard along the Shopping Center frontage to accommodate a right turn lane. Widening Arlington Boulevard along the Shopping Center frontage will permit two important improvements. The first is the closure of the service drive at the Annandale Road and Arlington Boulevard intersection, thus providing controlled access to the Shopping Center and Car Dealership. The second is the consolidation and reduction of three private entrances along Arlington Boulevard into one entrance, which is an alternative goal set forth in Objective 9b of the Transportation Policy Plan and in the Service Drive portion of the Aria I Area Plan Overview.

The Applicant is also sensitive to the Plan recommendations with respect to Tripps Run, which encumbers a portion of the Property and currently flows through a manmade concrete channel. The Applicant proposed roughly doubling the amount of pervious surface in the post-development condition, from 0.69 acres before redevelopment to 1.32 acres post-redevelopment. The Applicant is also adding over 30,0000 feet of tree canopy and is providing 20% open space, which exceeds the 15% open space requirement in the Zoning Ordinance by 5%. These factors will have a positive impact on Tripps Run.

The Fairfax County Comprehensive Plan's Planned Trail System map requires a ten foot (10') multi-purpose trail along both Arlington Boulevard and Annandale Road. The Applicant will provide a 10' trail along both roads to accommodate the goal of the Comprehensive Plan's Planned Trail System.

\* \* \* \* \*

**SHCA Executive Committee for 2009-2010:**

Cindy Fox – President  
Anna Novak – First VP  
Jeanine Manley–Second VP  
Abbey Ayanian - Treasurer  
Howard Brown - Secretary  
Chris Martin – Legend/Website

Sarah Shannon – Social Committee  
Paul Byrtus – Zoning and Land Use  
Jan Keyes – Mason District Council  
Joan Grimm – Fairfax Federation  
Anne Pendleton – Safety & Security  
Grant Mydland - Mason District (alt.)  
Steve Tillman –Fairfax Federation (alt.)

## **“Eye on the Hollow”**

Time is short and “The Eye” must get on with the work at hand. We have had ten consecutive days of rain .... a one day break on Friday .... more rain on the way. The mission is clear. “The Eye” is currently searching for Gopher wood, and only Gopher wood, needed to complete a project which will be 300 cubits by fifty cubits by thirty cubits in size.... pitch, lots and lots of pitch which will hold the Gopher wood together and make it watertight. As you’ve no doubt, determined .... “The Eye” is putting all else aside until an ark is completed. Once the wood is in hand, and the building begun, the search for appropriate animals will begin. The easiest way may be to assign types of animals to streets in “The Hollow”. Hmmm .... we could ask Eppard Street to provide reptiles; Aspen Lane, the cloven hoofed animals; Cedarwood Lane, all fowl; Crane Drive for multiple types of bears. In no time at all, the ark would be filled and ready to brave the flood.

The “up” side of so much rain cannot be missed nor denied. “The Eye” has never, ever seen “The Hollow” as brilliant and vibrantly green as it is this week. As “Annie” sang, “The Sun Will Come Out Tomorrow” or very soon after. The Azaleas, this year, are beyond their usual dazzle on every street in “The Hollow”. Eye-popping arrays are blooming on Holmes Run Road and Beechwood Lane. The Iris are beginning to bloom on Knoll Drive. The white “Immortals” are opening and will be followed soon by the navy blues (Stormy Weather), the apricots (Beverly Sills) and clarets (Sultan).

We have one new family whom we welcome warmly:

**John and Daniela Cockayne**  
(parents of grown children)  
**[Address and phone information  
redacted in online version]**

\* \* \* \* \*

*The following local merchants generously donated goods and/or services to be used as door prizes at our 2009 Spring Social. Please remember to patronize and recommend these fine businesses.*

**Boulevard Haircuts**

6651 Arlington Boulevard  
Falls Church, VA 22042  
703-533-2900

**Café Nessma**

1079 W. Broad Street  
Falls Church, VA 22044  
571-641-3111

**Celebrity Delly**

7623-A Arlington Boulevard  
Falls Church, VA 22042  
703-573-9002

**Dogfish Head Alehouse**

6363 Leesburg Pike  
Falls Church, VA 22044  
703-534-3342

**Domino’s Pizza**

7600 Arlington Boulevard  
Falls Church, VA 22042  
703-734-7090

**Frameworks**

6122-A Arlington Boulevard  
Falls Church, VA 22042  
703-536-3402

**Jazzersize**

513 W. Broad Street, Suite 230  
Falls Church, VA 22046  
703-622-2152

**Maxx Fitness (nee Athens Gym)**

7060 Columbia Pike  
Annandale, VA 22003  
703-914-9090

**Old Hickory Grille**

7263-G Arlington Boulevard  
Falls Church, VA 22042  
703-207-8650

**Original Pancake House**

370 W. Broad Street  
Falls Church, VA 22046  
703-891-0148

**Entenmanns Bakery Outlet**

6649 Arlington Boulevard  
Falls Church, VA 22042  
703-533-5672

**Seven Corners Pharmacy**

2946 Sleepy Hollow Road  
Falls Church, VA 22044  
703-532-8989

**Differences Hair Designers**

8122 Arlington Boulevard  
Falls Church, VA 22042  
703-698-7000

**Sunoco Car Wash**

6301 Leesburg Pike  
Falls Church, VA 22044  
703-534-3741

**Fairfax Animal Hospital**

5914 Seminary Road  
Bailey’s Crossroads, VA 22041  
703-820-2557



If you haven't done so yet, **consider joining our Yahoo! group.** This is an online service (web site plus e-mail system) in which SHCA maintains an e-mail list to share information about association business and events, health and safety information, local government and police bulletins, and the neighborly exchange of ideas and resources.

To join, simply send an email including your name and address to the group moderator (see details inside).

Here are some key points about how it works:

- Only verified Sleepy Hollow residents are invited to join. The moderator verifies that each applicant is a resident.
- Yahoo! will not use your e-mail address for other purposes, although neighbors in the group will be able to see it.
- You may elect to receive each message as it is posted, or a digest of those posted each day.

Over 80 neighbors have found this to be a very useful "real-time" communication tool for sharing notices about community events, providing neighbors with information about service providers, helping locate lost pets, and other items of community interest. Just send an email to [sleepyhollowneighborhood-subscribe@yahogroups.com](mailto:sleepyhollowneighborhood-subscribe@yahogroups.com)

**Featured Advertiser:**

**Japanese Auto Service, Inc.**

**We continue rotating paid advertisements to the back cover for more visibility. See inside for all local businesses who advertise with us.**

**Japanese Auto Service, Inc.**

\* ONE DAY SERVICE \*



- Japanese Car Specialist
- Import & Domestic Car Repair
- VA State & Emission Inspection

3039 Annandale Road  
Falls Church, VA 22042

(703) 534-3939  
Mon-Fri: 7:00 - 6:30  
Sat: 8:00 - 3:00



The Legend  
of  
Sleepy Hollow  
Since 1954  
6461 Eppard Street  
Falls Church, VA 22042