

The Evergreen News

DO NOT PUT IN MAILBOXES

A Neighborhood Newspaper Sponsored by VECA, Voluntary Evergreen Community Association

P.O. Box 12011

Memphis, TN 38182-0011

Volume XVIII, Number 2, March 1992

VECA is a neighborhood organization made up of volunteers and paying members. The Evergreen News is the way in which VECA communicates with its residents. The Evergreen News contains information about VECA, neighborhood residents, businesses and government policies. VECA is bounded by Watkins on the West, Cypress Creek on the North, Trezevant on the East and North Parkway on the South. Contact VECA by writing to P. O. Box 12011, Memphis, TN, 38182-0011.

MAYOR'S CITIZEN SERVICE CENTER

Come Meet Mrs Rai Howell Vaughn, the new director of the Mayor's Citizen Service Center (the old Mayor's Action Center).

AIR YOUR CONCERNS

This is an opportunity to ask questions about the new center and talk about VECA's concerns.

MEETING AT MCLEAN BAPTIST CHURCH

815 N. MCLEAN

March 23, 1992

7:00 PM

Meeting will be in the chapel on the Crump street side of the church.

VECA HAS NEW OFFICERS

At the January 27 general membership meeting, VECA elected its officers for 1992. Mary Wilder was elected president and Rodell Milan was elected vice president. Martha Heine-mann was reappointed as treasurer and Rich Olcott was reappointed as the Secretary. Mary Wilder has been a VECA resident since 1976, lives on Idlewild, and has served as the Evergreen News editor for three years. Rodell Milan has been a VECA resident since 1986, and

has served on the executive committee for two years. Mr. Milan works at Aluma-Form. Rodell Milan, his wife, Barbara Milan, and children, Ebony, Christopher, Steven, and Desmond enjoy the VECA area from their North Belvedere home.

The Meeting at Buckman was well attended. Between 30 and 40 people were present at different times throughout the long evening. The Meeting started at 6:30 PM with a tour of the facility. At 7:30, the business meeting was held, and at 8:00, the program began. The program was a presentation by Memphis and Shelby County Emergency Management Agency on the FEMA (Federal Emergency Management Agency) operation in the Memphis area. Questions were asked regarding FEMA's role in "containment incidents" at Buckman and how the community should respond. Buckman's spokesperson, Richard Lutey was very open and direct in explaining Buckman does and will comply with the Federal guideline requirements for prevention of and response to "containment problems". Mr. Lutey encouraged neighborhood residents to call him at Buckman if there ever was a question about Buckman and its effect on the community. Chemicals scare people. Mr. Lutey understands that open communications between such an industry, as Buckman and its community is important for both parties. VECA thanks Buckman and Mr Richard Lutey for sharing the facility and the information about Buckman with us. VECA looks forward to a long and open working relationship with Buckman, our corporate neighbor.

NO SUCH ZONE PART II

BY JULIE BORYS

Has this happened to you? You begin a remodeling project and half way through the job you come home and find a "STOP WORK" order nailed to it. Well, finding that love note from the building inspector now is a lot better than finding out later that you just built your new concrete slab carport over a failing sewer or that the peak of the roof on your new garage is dangerously close to utility lines.

Some homeowners seem to think the City of Memphis requires building permits just to get more money at tax time, but having a remodeling plan and getting a permit will be the best money you spend. The building and zoning standards are not arbitrary. They are based on reasonable community planning goals and on updated safety requirements that might someday save your life.

Zoning laws control not just the kinds of activities that can take place in the buildings in our neighborhoods but also the physical characteristics of those buildings. There are standards for the minimum width of a lot, for the distances that a house is set back from the street, rear and side property lines. There are limits on the height of the house, its "accessory buildings", fences and hedges, and auxiliary equipment like antennae.

As new zoning and building standards are adopted, "non-conforming" existing structures are "grandfathered in". But if that structure is demolished (whether by accident or design), it must be rebuilt to the latest standards. So don't pull down your garage or outbuildings before you find out what the new standards are. You might want to remodel rather than rebuild.

Sometimes there is no way to make a structure conform to the letter of the zoning law. The Board Of Adjustment for the Memphis and Shelby County hears property owner's appeals for a "variance" from zoning. A variance might

be granted if an owner can show that a planned change will not violate the intent of the zoning law.

A property variance must not be unduly detrimental and be in reasonable harmony with its neighbors. The owner must prove that the property cannot yield a reasonable return when used in any of the ways allowed or permitted in that zoning. That proof must be supported by specific facts, not unsubstantiated opinion. Proof that it can't be used for its highest and best use is, alone, not enough. Finally, the impediment must result from some unusual circumstances peculiar to the property itself and not the personal situation of the applicant.

The Board of Adjustment is required to consider how the zoning variance will impact the applicant's neighbors. Homeowners within a radius of 500' will receive a notice of the request for a variance because a variance is a permanent change in the nature of the property. It becomes part of the deed to the land. It also may establish a property usage that would allow future zone variances in the area. A zone variance, if not carefully monitored, can change the integrity of an area's zoning.

If your property has been a nuisance, you might find it hard to win your Neighbors' support for even a minor variance. Friendships should be the first foundations you build.

Unlike the other zoning boards in the city, the Board of Adjustment doesn't notify neighborhood organizations like VECA about proposed variances or zoning changes. Please call the VECA-HOTLINE at 276-1066 when you receive notice of someone's application for variance.

HISTORIC PRESERVATION COMMITTEE

The first meeting of the Historic Preservation Committee was held on February 10th to start planning for VECA's historic preservation

application. Last year at this time VECA had many residents sign up for the preservation work. VECA still has your names and with this newsletter and letters will keep you posted of the meetings. Linda Nichols, Bette Ackerman, Mary Francis Pitts, and Claudia Rutkauskas are the preservation committee co-chairs. Mary Wilder, the VECA president, will seek help through the Community Foundation for possible funding of the preservation effort. All VECA residents are welcome to work on the project. Please call the Hotline 276-1066 with your name and address or send in the volunteer form in this issue.

AIDS MEMORIAL QUILT EXHIBITION

April 3-6, 1992

Rhodes College Mallory Gymnasium

VECA Residents are invited to come see this 14,000 square foot quilt, created in memory of loved ones who have died of AIDS.

Rhodes officials expect 1,000 to 1,500 people to attend this free exhibit, so expect extra traffic in this area.

MCLEAN BAPTIST CHURCH

BY ANNICE JENNINGS

This landmark church was founded in 1937, and its 260 foot steeple was the tallest in the state of Tennessee at one time. The main sanctuary can seat 1,200 people. The 3-story educational and religious activities building can accommodate 1,400 people.

Reverend Harold W. Simmons, formerly a Chaplain for the Mission Board in Tennessee, returned to Memphis after 22 years as a Missionary Chaplain with the U.S. Air Force. He has been at McLean Baptist Church for over a year. He is very enthusiastic about the services now offered by the church and the future plans of the

congregation.

Some highlights of the future events are:

1. Bill Carver, Minister of Music, is planning a Community Easter Service, April 12, Palm Sunday.

2. A drama will be presented on Thursday, April 16, based on the Lord's Last Supper.

3. The Shelby County Baptist Association's Annual Meeting will be at the church in October. An estimated attendance of 1,100-1,200 people is expected.

Regular church activities are:

1. Ladies' Missionary Circles (WMU) meet the first Tuesday of each month at 10:30 AM and at 7:00 PM on the fourth Monday night of each month.

2. Every 5th Sunday, a Pot Luck Supper is enjoyed.

3. Each Wednesday night at 5:45 p.m., a family-style dinner is offered at a cost of \$3.00 per person, followed by a prayer service at 6:30 PM.

4. Sunday Service times: 9:30 AM, Sunday School; 10:50 AM, Worship Service; 6:00 PM, Evening Service.

Aside from its excellent ministry led by the Reverend Harold W. Simmons, McLean has an outstanding Day Care. The center is for children, 15 months to 5 years old and has an after-school program. An age appropriate curriculum is followed. Well-balanced meals are cooked on the premises. Snacks are served in the afternoon. Breakfast is not served, but some parents bring a prepared breakfast. McLean school buses pick up the after-school children from Snowden and Vollintine Schools. Day Care hours are from 6:30 AM to 6:00 PM. Mrs Rose Care, director of the Center, says that 99 children are presently enrolled and parents are already signing up for next year.

Reverend Simmons extends a warm welcome to everyone and invited those who are interested to come join in worship at McLean and share the fellowship of its members.

NEIGHBORFEST '92

The Center For Neighborhoods is sponsoring the city wide Neighborfest to be held at Overton Park, Saturday, April 25. VECA will be there with a table. We will have activities for the children, bike registration for youths, and information about our community. This is an excellent time to show VECA to the rest of the city. This Festival usually attracts large numbers of folks from around Memphis. It is an excellent time as an organization to show off our neighborhood. If you are a VECA business or know of a business that would like to distribute free sample products or coupons for service, please contact VECA. This festival is an excellent format for exposing the Memphis community to your business. Volunteers will be needed to staff the VECA table. A smile and a genuine pride in your neighborhood is all that is required to volunteer your services. Volunteers or Businesses should call the Hotline 276-1066 or fill out the volunteer application below.



Springdale
United Methodist Church
751 N. Trezevant, Memphis, TN 38112
(901) 324-5812 J. Jeffrey Irwin, Pastor
We invite you to join us for:
Sunday School 9:30 a.m.
Worship 10:50 a.m.
Wed. Potluck Supper and Vespers 6:00 p.m.
'A fellowship with open doors in worship and service.'

EVERGREEN NEWS
RECRUITING NEW EDITOR

The VECA executive committee is asking for names of individuals who would like to work with the Evergreen News team as the editor. VECA puts out the newsletter six times a year. There is a team of seven people who put the newsletter out. The editor is the coordinator. Several writers submit articles to the editor who in turn gives the material to the typist. From the typist, the articles go to the proof readers. Center For Neighborhoods gets the newsletter next and does the layout and the ads. After the newsletter is laid out and camera ready, the editor takes the newsletter to the printer. When the printer is finished, the editor takes the newsletter to the distribution volunteer who then gets it to the people who do the street delivery. The Evergreen News editor decides, with the writers and the executive committee, what articles to work on. The current editor has had the job for two years and is moving on to other areas of volunteer work within VECA. There will be a transition training period for the new editor, as the current editor helps the new person learn the system. You do not have to be a writer. Concern for VECA, a good sense of what people in VECA might find interesting, and access to a personal computer are all that are needed.

If you are interested please call Steve Gadbois, 276-1066 or Mary Wilder, 272-2620. Please give this some serious thought. Your help is wanted.

VECA
P.O. Box 12011
Memphis, TN 38182-0011

Name _____

Address _____

Phone _____

Membership - Dues \$10

Volunteer

.....

Volunteer Interest

Fall Family Festival

Neighborfest '92

Historic Preservation

Newsletter Editor or Writer

Newsletter Deliver

Other _____

FALL FAMILY FESTIVAL

What! the festival isn't until October. Why are you talking about it now? VECA needs to get organized now! O.K. The Fall Family Festival has been a big success for two years now and can be better. People to work on entertainment, children's activities, food and concessions, information tables, and physical set up are needed. If any of these areas interest you or your group-church, school, scout troop, civic club, neighborhood watch group, or street, let VECA know. Your help is needed. Call the Hotline or send in the volunteer application in this newsletter.

★ PHONE: 276-2304/05

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 Fr. Bob Ewing, Pastor
 276-1412



"All Are Welcome"



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 Rev. Fr. Troy Mashburn Jr.
 Pastor

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 Divine Liturgy - Sunday 10:00 am
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 **McLean Baptist Church**
815 N. McLean Phone: 274-3766
Harold Simmons, Pastor

Sunday:	9:30 a.m.	Sunday School
	10:30 a.m.	Worship Service
Wednesday:	6:00 p.m.	Evening Worship
	5:45 p.m.	Fellowship Dinner
	6:30 p.m.	Prayer Service

Nursery Services Available

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VECA HOTLINE: 276-1066

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