



# The Lyon Village Bulletin

www.lyonvillage.org

May 2008

*Lyon Village Citizen's Association  
Arlington, VA  
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## **General Meeting on Monday, May 12 at 8pm At the Lyon Village Community House**

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### **Presentation on Landscape Gardening Best Management Practices & Sustainable Gardening**

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### **Vote Lyon Village Position On Accessory Dwellings**

Our May 12 General Meeting will open with a brief question & answer period with the Arlington Police. This would be a good time to bring up questions on bar permits, as these are up for renewal in the next few weeks.

Our feature presentation will be a discussion by Kirsten Conrad Buhls, Extension Agent, Agriculture Natural Resources Horticulture. Kirsten will be providing information on landscape gardening best management practices, sustainable landscape gardening and answering your questions. This promises to be a fun and interesting discussion.

Our final topic for the evening will be the County proposal for rental apartments within single-family homes. A lively and informative debate took place at our last General Meeting on the issue of these rental units, referred to as Accessory Dwellings (ADs). See the article below for further information on the issue. At our General Meeting, neighborhood consensus was generally against allowing rental apartments on single-family properties in the manner proposed by the county Housing Commission.

At that meeting, there was agreement in the community that ADs may help fill a pressing need in the county for affordable rentals and the means for elders to maintain their homes by earning extra income to help pay rising property taxes and other expenses. There was concern though, that the estimated cost of building a legal unit might make some of these benefits moot. There was also a proposal to limit the units to households of those 55 or older. This would allow for long-range planning by home owners, adding a unit to the interior of their home well before the need for it might arise, and using it as a guest or in-law suite until they reach the required age.

Because the permits for units would transfer with the property, in the event of a sale the new owner would likely be able to continue renting the unit, even if they hadn't reached age 55. This would however, allow a very gradual implementation of ADs in the County. In Fairfax county, accessory dwellings are allowed only for those over age 55 or the disabled.

The LV Executive Committee is looking for the neighborhood to take a position in favor of ADs, if certain conditions are included and enforced by the County. Many of these are now in the revised version of the AD proposal (see below). In addition, we would ask that these units be limited to those 55 years and older. We would oppose any additions of exterior staircases to homes. We would ask that the county have a clear means of enforcing the laws regarding the units and of eliminating illegal units. Up to now, the county has shown little will to remove the upwards of 1,000 illegal units currently operating in Arlington. We would request assurances from the county detailing their means of dealing with and shutting down these often unsafe illegal units.

We are seeking additional neighborhood input for the Lyon Village position on ADUs. Please attend this important General Meeting.

## **Housing Commission Offers Scaled-Back AD Proposal Smaller Rental Units Would Be Located Within Single Family Homes**

Arlington County is considering revising the zoning ordinance to allow Accessory Dwellings (ADs) on single-family properties. This would mean that single-family properties in the county would be able to have rental apartments, constituting a significant change in county zoning policy.

The Housing Commission has offered a scaled-back version of the proposed AD ordinance that was discussed at our April General Meeting. Fran Lunney, Arlington's Coordinator of Housing Planning was the presenter at our April 14th Meeting. Fran reviewed the then current Housing Commission report that recommended allowing interior, semi-detached, and exterior ADs. Martha Moore clarified the proposal for us and reviewed considerations that the Civic Federation had sent to the County Board. There were many questions from the neighborhood on the proposal.

The previous AD proposal, was met with a generally unfavorable reaction by our neighborhood. The most recent proposal includes a number of provisions desired by Lyon Village and the Civic Federation. The County Board hopes to reach a decision at their July meeting on whether to allow ADs in Arlington.

The AD proposal has both positive and negative repercussions. On the plus side, it would allow homeowners to earn money off their properties, perhaps making it possible for some folks to keep homes that otherwise might be too expensive to maintain due to rising taxes and other circumstances. The proposal could also contribute to the supply of affordable units in the county. Many in our neighborhood feel strongly about these issues. On the negative side, there are fears that allowing the rental units would change neighborhood character, while leading to parking, crowding, and noise issues. In addition, there are concerns that the units might not be properly monitored by the county.

The new Housing Commission AD proposal, currently in draft form and subject to revision, differs in a number of important ways from their earlier proposal.

First, it would allow accessory dwellings only within a home, or within an addition to the home, not in structures that are detached from the main house. This would mean that rental apartments would not be allowed over garages, nor in any other accessory building on the property.

Second, the maximum size of the units is reduced from 1000 to 750 square feet, or 33 percent of the floor area of the principal dwelling-whichever is less. It would cap occupancy in an AD to a maximum of two people.

Third, to have a rental unit within a home, the owner would be required to produce a Certificate of Occupancy. To receive this, the AD would have to meet all current Building Code standards. The owner would then be required to record a Deed Covenant in the County Land Records. Owner occupancy of the home would be required.

Fourth, the revised proposal requires an annual inspection of the unit, and an inspection when tenants change. The owner would be required to submit an affidavit to the county listing the names of the tenants in the AD. While the county government might not have the legal authority to require inspections, staff would have the authority to revoke the permit if inspection is not allowed. This is a very important provision; while ADs are currently illegal in Arlington, the county has a miserable track record of dealing with the large number of illegal rental units that exist in Arlington today.

While the revised proposal for ADs contains many improvements, it may still fall short of the needs of Arlington neighborhoods. Hopefully, a proposal can be worked out that will provide the best solution.

## Upcoming Independence Day Parade & Picnic!

The annual Lyon Village Independence Day Parade will start at 11am on Friday July 4<sup>th</sup>, at the corner of Key Blvd and Highland St. Volunteers are needed. The parade will be followed by our terrific annual picnic. Mark your calendars now! Let us know if you can help with the parade and/or the vintage cars and convertibles show. We are in need of volunteers for the following areas: picnic, set-up, baked goods, shopping, food prep, servers, kids games, cars, parade coordination and clean-up. If you are able to help please contact Janice Gallant at 703-524-6662 or [janice.gallant@verizon.net](mailto:janice.gallant@verizon.net), or John Carten at 703-528-3731 or 202-437-8257. This is a great way to meet your neighbors!

## Neighborhood Appreciation Nights at "3"

The recently opened *Restaurant 3* on Clarendon Blvd is holding Neighborhood Appreciation Nights on Sunday & Monday evenings after 5pm. Just bring your "Locals Club" card and receive a 10% discount off dinner. To receive your "Locals Card", bring a copy of this blurb in the Lyon Village Bulletin to the restaurant. The offer does not apply to alcohol, maximum discount \$50. Contact [www.restaurantthree.com](http://www.restaurantthree.com) or 703-524-4440 for further info. Take the opportunity to support a new local business and enjoy regional American cuisine.

## Kirkwood Road Cleanup Day

Our first volunteer cleanup day for the Kirkwood Road park will take place on Sat May 17<sup>th</sup>, with a rain date of Sunday, May 18<sup>th</sup>. Volunteers will gather in the Rite Aid parking lot across from the park at 9:30am. The Rite Aid faces onto Lee Hwy and backs to Kirkwood Rd. Thank you to Carlos Stern for organizing this event. Carlos has worked with the county to greatly improve other parks in the county. We hope to see you there!

## Roza's Carpets Rug Show & Sale

Come to the Lyon Village Community House to view a fine selection of handmade carpets, including Turkish, Persian, Oushak along with old & new Kilims, camelbags, horseblankets, donkey bags and cradles. Also, a wide variety of Flemish tapestry wall hangings, pillow covers, sterling silver, pashminas, and Turkish wedding mirrors. Dates: Friday May 9<sup>th</sup> from 10am to 7pm, Saturday May 10<sup>th</sup> 10am to 5pm. Lyon Village Community House, 1920 N Highland St, intersection of Lee Highway & N Highland St, Arlington. For more info on sales days call 703-528-9403. For general info contact: [rozascarpets@yahoo.com](mailto:rozascarpets@yahoo.com) or 571-274-8202.

## Be CERTified!

The next Arlington County Community Emergency Response Training (CERT) course begins Thurs, May 22 and continues to June 28. The training is free and open to anyone who lives and/or works in Arlington County, is at least 18 years old (16 if accompanied by an adult) and is able to participate in all aspects of the training, some of which may require lifting and carrying. Whether you want to serve on a neighborhood team or learn the basics of disaster response, you are welcome. Contact: [Arlington-CERT@AOL.com](mailto:Arlington-CERT@AOL.com) for more information.

## Lyon Village Garden Club

A neighborhood Garden Club is starting up. Exchange advice and plants with neighbors. Email Martha Moore if interested at [martha.moorre@verizon.net](mailto:martha.moorre@verizon.net).

The June/July Bulletin will be the Last till September—Happy Summer

Keep up-to-date at [www.lyonvillage.org](http://www.lyonvillage.org).

## Neighborhood News

### Car Break-Ins Continue

Police Captain Brian Berke warns us that during the overnight hours of April 27<sup>th</sup>-28<sup>th</sup> at least ten vehicles were broken into in the area of 1860 & 1870 N Scott St. Theft of GPS units, airbags, car stereos, i-pods and other items from vehicles continues to be a serious issue in the region. Please be sure to remove or conceal all items in your car. Something as simple as an envelope left on a car seat can tempt a break-in. If your home has a garage, it might be time to do a Spring cleaning so that the car can fit inside. Remember to lock your car at all times and call in suspicious persons or activity to the Arlington Police at 911 or 703-558-2222 (non-emergency).

### Bar Use-Permit Renewals Coming Up

Use-Permits for the operation eleven restaurant/bars in Clarendon are due for annual review at the County Board meeting on Sat, May 17. Now is the time to raise any issues regarding the nightlife in Clarendon. The popular Clarendon restaurant scene is both a positive and a negative for the neighborhood. It is terrific that we can walk to so many super places to eat and relax; however, many neighbors have experienced ongoing parking, noise, and trash problems along with incidents minor vandalism resulting from this busy scene.

There is an agreement that Count Staff will organize a meeting on the bars each quarter so that nearby civic associations can call attention to problems and work out solutions with the business owners. The holders of the use-permits are required to attend as per their permit language. Unfortunately, only one such meeting has been held in the last year, and none recently. In past years these meetings have made the review process relatively easy, and facilitated County Board review.

In order to address the current situation, Lyon Village has sent a request to the County - with the consensus of Chris Keever and Rich Robinson, who represent Clarendon-Courthouse and Lyon Park, respectively - that the County Board defer their review for one month so that a meeting can be held and any issues negotiated.

Neighborhood input is very important to this process. Consider attending the quarterly bars meetings so that your voice can be heard. Please send your email address to [maw123@gmail.com](mailto:maw123@gmail.com) if you would like to be kept updated on these issues.

### Votes Scheduled for June General Meeting Officers for 2008-09 Executive Committee

### Association Dues Increase

### Resolution of Restroom Issue at Lyon Village Park

At our June 9 General Meeting we will be voting on our proposed slate of Executive Committee officers for the 2008-09 fiscal year. We will also vote on a proposal to increase the dues for membership in the Lyon Village Citizen's Association. Association dues must be current for residents of Lyon Village to vote at General Meetings. Your dues help to support the cost of the Bulletin, our annual events, issues of neighborhood concern, and the Lyon Village Directory. A new, updated Directory is in the works, please remember to send your contact information, including email to [maw123@gmail.com](mailto:maw123@gmail.com) for inclusion.

It is proposed that annual dues be increased from \$7 to \$10 for an individual; from \$10 to \$20 for a family. The new rate would begin with the September fiscal year. This increase will help defray the cost of the Bulletin, which is now requiring over half of our budget due to rising printing costs. In addition, funds will be necessary for the printing and issuing of the new Lyon Village Directory which lists the residents of the neighborhood and their contact info. All work for these community benefits is done by volunteers. We thank you for your support of our neighborhood.

Our final vote at the June meeting, will be whether or not to accept the decision reached in the discussion over adding a restroom (port-a-potty) at Lyon Village Park at Lee Hwy & Highland St. After a written survey answered by the neighborhood, and discussion between those in favor and against the proposal, it was agreed that adding a restroom was not in the best interests of the community due to park overcrowding, safety and other issues. One mother noted that she kept a children's potty in her car for park emergencies. Others ring the bell of neighbors they've met nearby the park.

## Letter to the Editor

Dear Neighbors

I am sorry to have to tell you that the Virginia Supreme Court has denied our petition for appeal. This denial means that the Circuit Court ruling dismissing our lawsuit challenging the rezoning and site plan for the First Baptist Church property will stand.

As you know, we have put a great deal of time and energy into this effort over the past several years. We could never have prevailed for as long as we did without the help and support of each and every one of our neighbors in Lyon Village and from so many other neighborhoods in Arlington. We believe that we live in a wonderful community and are deeply grateful for all each and every one of you have done for this cause.

As many of you know, contrary to the assertions made by the County that the decision in our first case was simply a "technicality", the Virginia Supreme Court has already cited that decision in other cases for the proposition that the interpretation of zoning ordinances is a matter for the Courts and not for the County. So, while we do wish the result in our second case had been different, we believe that we did achieve success in rebutting the view that the zoning laws mean only what the County says they mean. We believe that other communities will be able to use the decision in our first case to combat unjust rezoning. And, of course, we are pleased that, in so many other more recent projects, the County does appear to be reaching out to neighborhoods to seek true community input and compromise on projects of this type. Our greatest regret remains that there has never been any meaningful discussion or compromise on this project.

As we move past this first stage of litigation, we are exploring our options to challenge aspects of the project other than the zoning and the possibility of stopping the project on other grounds now or, if it progresses, even after it has commenced. It remains our greatest regret that the First Baptist Church and the County were never willing to explore any reasonable compromise and it remains our hope that a mutually acceptable compromise could be reached that would allow the project to be built at a sensible height. If not, we will keep you posted as events progress.

Sincerely,  
Mary Renkey

Please send Letters to the Editor to [maw123@gmail.com](mailto:maw123@gmail.com)

## Village Market

**Pet Walking/Feeding:** Call Lydia, Abby or Katherine, all LV students. Experienced with Lyon Village references. Call 703-528-3731.

**For Sale:** A 16" Americana jug, cork harp for light/electricity, and 10" orange paisley shade. Attractive light for cabin or family room, \$25. 703-522-9074.

**Housemate Wanted:** bedroom, living area, full bath, refrigerator, kitchen privileges, separate entrance, use of driveway, utilities included. \$850/mo. Available June through August. Contact Claire at 703-243-8732 or [claire.emory@verizon.net](mailto:claire.emory@verizon.net).

**Yamaha YDP-223 Digital Piano** with 88 graded hammer action keyboard, 14 voices, including organ, concert and jazz piano. Sounds like acoustic. Three pedals, earphones, metronome, 20W amplifiers, 64-note polyphony. Dark rosewood finish, sliding keyboard cover, \$100 worth of basic sheet music from classical to Gershwin. Contact 7/522-9074 or [M\\_JHatch@msn.com](mailto:M_JHatch@msn.com). List price: \$1895, yours for \$1000.

**Short-Term Housing Needed:** My daughter, son-in-law and their eight-year-old son return to our area mid-June. They need housing for about 1 month while they look for permanent housing. Responsible professionals, non-smokers, good candidates for house-sitting. Please contact Sally with any leads at 703.527.1337 or [sallycarson@erols.com](mailto:sallycarson@erols.com).

**Full-Size Gafiano Cello** \$1300 or BO in excellent condition (purchased at Foxes Music Company for \$2100). Please call 703.243.3631.

Bulletin items due by **May 23rd** to: [markweinress@msn.com](mailto:markweinress@msn.com) \* Please no tabs in copy\*