

# SWEET&SOURNEWS

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# SWEET&SOURNEWS

THE BI-MONTHLY NEWSLETTER OF THE CHERRYDALE CITIZENS ASSOCIATION • July/August 2008

### Next Meeting of the

## CHERRYDALE CITIZENS ASSOCIATION

Wednesday, July 16  
7:30 pm  
Cherrydale Fire Station

### Agenda:

7:30 – 7:40

Eagle Scout Projects  
Presentation

7:45 – 9:15

Accessory Dwelling Proposal

### Inside this Edition:

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## THE FOURTEENTH ANNUAL CHERRYDALE PARADE

Look for signs in September for one of the great events that makes Cherrydale unique: our 14th Annual Cherrydale Parade. Marchers, spectators, people in costume, Scout troops, stroller brigades, dog walkers, rollerbladers, bikers, bands, groups, floats, fire trucks, decorated cars or trucks, antique vehicles, and businesses and residents are all welcome! Formation begins at 10:00 a.m., on the 1900 block of N. Randolph St., and we step out precisely at 11:00 a.m. Last year, the route went from Randolph Street to a right on 17th St., another right on Stafford St., a right on 21st St., a right on Randolph St. a left on 20th St., and then a right onto Quebec St., and continued to Scott Springston's and Kathy Holt's house, 1713 N. Quebec St. The fun continues at the Springston-Holt house, where there will be ice cream, a cherry "pie" eating contest, and awards for best decorated entry, best in the group, best pet, wackiest individual, best business, best decorated baby stroller, and best antique or cool vehicle. Thanks to Scott and Kathy for organizing and hosting this terrific family event.

## COUNTY BOARD TO TAKE UP ACCESSORY DWELLING PROPOSAL JULY 19

Unless Cherrydalers, along with all citizens of Arlington, contact the County Board to persuade them that they should act otherwise, on Saturday, July 19th, the County Board is almost sure to approve a proposal to allow "accessory dwellings" or "ADs." The AD proposal would allow an owner-occupied, single-family homeowner to create a separate rental apartment within his or her home, with a separate entrance, separate kitchen, and separate utilities, in which two people unrelated to the homeowner can live. This zoning change could well change the density, character, and relative tax burden on every single family home in Arlington, and could have a special impact on Cherrydale.

Come to the July 16 meeting of the Cherrydale Citizens Association to

learn more and to voice your opinion.

The County already allows a single family home to have a "family suite." A family suite can have two rooms, plus a bathroom and efficiency kitchen (with a total maximum size of up to 500 sq. ft.). It must have interior access to the rest of the house, it cannot have separate utilities, and can only be occupied by up to two people related to the occupants of the rest of the house.

The County's proposal is the result of a three-year process, and has been substantially modified since its inception. As currently proposed, an accessory could *not* be detached from the main house, could not be more than 750 sq. ft., would have to provide adequate parking, and would have to be recorded on the deed. The owner would have to live on the property,

## CHERRYDALE CITIZENS ASSOCIATION

### 2008 MEMBERSHIP FORM

Have you paid your dues for 2008? It helps cover the cost of community events and this newsletter. Cherrydale merchandise is also available! Just include payment with your membership and we'll deliver the items to your home.

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Contact Katherine Christensen, at 703.841.0692 for details. Make checks payable to: *Cherrydale Citizens Association* and send to Katherine at 1909 N. Randolph St. Arlington VA 22207

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## ACCESSORY DWELLING PROPOSAL (CONT'D)

would have to obtain a use permit, meet building codes, and provide access to code inspectors.

The potential advantages of allowing accessory dwellings is that it might provide increased below-market-rent housing opportunities, might provide extra income to homeowners, and might allow more people to "age in place" with live-in assistance from care providers.

The potential disadvantages include increased density, increased parking, and increased code enforcement problems. (What happens if the home owner goes overseas for his job or is transferred to another city? Must he or she sell their house or kick out their tenants? What if he or she is away six months of the year at a secondary residence?). The County claims to have addressed these issues, but Cherrydalers have special reason to be suspicious of the speed or effectiveness of the County's code enforcement (the Bromptons anyone?). It's also not clear that the County's proposal to limit the accessory dwelling to two tenants would comply with the Federal Fair Housing Act's prohibition against zoning discrimination on the basis of family status.

Additionally, it is not clear that the County has considered other effects of allowing accessory dwellings. Perhaps most significantly, it appears that the increased income producing potential for single family homes (whether or not a particular homeowner actually adds an accessory dwelling or not) would increase the tax assessment on all single family homes, and thus increase their relative tax burden compared to duplexes, townhouses, condos, etc. The added value of accessory dwellings would also appear to pose a special threat to Cherrydale, as they would seem to provide an added incentive to tear down Cherrydale's older, often more affordable, smaller homes and replace them with new, larger, and much more expensive homes that have room for accessory dwellings.

Cherrydalers should also be aware that the Housing Commission wants a far broader Accessory Dwelling zoning change. Most significantly, the Housing Commission believes that ADs should be allowed in separate buildings, such as garages.

The bottom line is that Cherrydalers need to come to the CCA meeting to learn more about this proposal and to voice their opinions, and to contact the County Board directly to make sure they have considered all impacts of this proposal before they pass it.

## ANOTHER TERRIFIC FOURTH OF JULY PARTY

Thanks to Layla and Marty Hogan, and all the Cherrydale volunteers and donors for another terrific Fourth of July party. It was a huge amount of work, and it showed: We had a terrific grill-fest and potluck, a great DJ, a visit from the Cherrydale Fire Department, face painting, a hoola-hoop contest (with several fire fighters challenging many young Cherrydalers for the title), dancing, a moon bounce, a rope swing, old fashioned hand-made Italian ice, a stirring (if somewhat exuberant) reading of the entire Declaration of Independence (which, to be sure, is our favorite part), glow sticks, the great company and good cheer of our fellow Cherrydalers, and, of course, a great view of the D.C. fireworks. So what if we had a downpour in the middle of it all: Layla and Marty graciously let us duck under their porch, and the rain ended in plenty of time to resume festivities.

The Fourth of July party has become the other pillar to our Cherrydale community celebration (the first pillar being our beloved Cherrydale Parade, organized for over a decade by that tireless and generous family of Scott Springston and Kathy Holt). These events take a tremendous amount of work but bring far more enjoyment for all who attend. Thank you everyone!

Make sure to join us next year. You'll love it as much as we do!

## CHERRYDALE LIBRARY HAPPENINGS

2190 N. Military Road; 703-228-6330

Monday: 10:00am - 9:00 pm. Tuesday & Wednesday: 1:00 pm - 9:00 pm. Thursday: 10:00 am - 6:00 pm. Friday & Saturday: 10:00 am - 5:00 pm. Sunday: Closed.

**Childrens Story Hour Sessions:** No registration required.

**Read to Me:** All ages, with an adult. Weds. 4 pm. Stories, songs, finger-plays, and a craft, until Aug 6.

**Get Caught Listening to Stories:** Preschoolers with an adult. Mon., 10:30 am, until 7/24.

**Fun with the "Maryland Science Center's Dinosaur!"** Learn how scientists find out about everyone's favorite extinct animals. Mon., July 21, 4:30 pm. Get Tickets from Arlington County Library Website.

**Magician Joe Romano "Books! The Magic is Real!"** Mon., Aug. 4, 4 pm. Tickets Required.

**Book Discussions for Adults**

Facilitated by volunteer Joan Marik. New participants are always welcome, even if you read the book some time ago. Call 703-228-6330 to sign up for a discussion or to reserve a title (usually available a month in advance).

- Monday, August 11 (7:30 pm): **Persuasion**, by Jane Austen.
- Monday, September 8 (7:30 pm): **The Worst Hard Time: The Untold Story of Those Who Survived the Great American Dust Bowl**, by Timothy Egan. "As one who, as a young reporter, survived and reported on the great Dust Bowl disaster, I recommend this book as a dramatic, exciting, and accurate account of that incredible and deadly phenomenon. This is can't-put-it-down history."—Walter Cronkite. [Winner of the 2006 National Book Award]

\* For More Information, go to [Cherrydale.net](http://Cherrydale.net), look under Cherrydale Library.



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## CHERRYDALE PITS AND STEMS

Ryan Clough just finished his project at Cherry Valley Park, and it looks great. If anyone would be interested in leading a project to plant trees or flowers along the slope of the project site so it doesn't get overgrown again, please contact Maureen Ross.

Potomac Harmony Chorus is presenting a free concert during the Arlington County Fair at 8:00 pm August 8. Gloria Hurdle (Cherrydale) and Joan Welsh (Maywood) are members of the chorus. Note that the Fair is early this year, so don't miss it!

The Encore Choral first rehearsal of the fall season is Tuesday, September 9 from 2:00 to 3:30 pm at the Langston Brown Senior Center, 2121 North Culpeper St. There is no audition. Singers will prepare holiday music for December 16 Millennium Stage Kennedy Center concert. If you have any questions, call Jeanne Kelly at 301-261-5747, or email her at [Jeanne.kelly@encorecreativity.org](mailto:Jeanne.kelly@encorecreativity.org). Encore is an innovative organization which brings musical instruction, involvement, and often improved health, to older adults while gifting our community with their talent. For more information about Encore, Creativity for Older Adults, please visit their website at [encorecreativity.org](http://encorecreativity.org).

In Search of Nanny Share Two Days a Week - Ideally Tuesday and Thursday, from 8am to 3pm. She is legal, reliable, caring, drives, cooks, and is wonderful with children. Contact Ilona Birenbaum, at 703-795-5318.

## ARLINGTON COUNTY SENIOR ACTIVITIES

Seniors (55 years of age and older) may participate in all of the following activities by registering with the Office of Senior Adult Programs (\$15 annual fee which includes a bi-monthly publication, "Arlington County 55+ Guide.") Applications available by calling 703-228-4744 or visiting a senior center. Additional senior information may be found on the following website: [www.arlingtonva.us](http://www.arlingtonva.us) click on seniors.

### Senior Center locations:

Aurora Hills, 735 S. 18th St. (near Pentagon City)  
703-228-5722

Culpepper Garden, 4435 N. Pershing Dr. (off Geo. Mason Dr.) 703-228-4403

Langston-Brown, 2121 N. Culpeper St. (at of Lee Hwy.) 703-228-6300

Lee, 5722 Lee Hwy. (at N. Lexington) 703-228-0555

Walter Reed, 2909 S. 16th St. (off Walter Reed Dr. between Columbia Pike & S. Glebe)

### July Events at Senior Centers

- Mon., July 14 Senior Boot Camp starts, 8:30 a.m., Walter Reed, 703-228-0955. \$24.50
- Mon., July 14 Deadline for senior artists to sign up to participate in Summer Art Salon at Aurora Hills in August. Free. Call for details, 703-228-5722.
- Tues., July 15 Experienced world travelers share experiences in Near East and Africa, 11:30 a.m., Lee Senior Center. Free. 703-228-0555.
- Wed., July 16 Visit state of Nevada, via video, 10 a.m., Langston-Brown, 703-228-5321. Free.
- Wed., July 16 Hearing loss support group, 10 a.m., Lee Senior Center, 703-228-0555. Free.
- Thurs., July 17 Simulated art auction and discussion of great artists' works, 11 a.m., Culpepper Garden, 703-228-4403. Free.
- Thurs., July 17 Poetry sharing workshop, 11 a.m., free, Langston-Brown, 703-228-5321.

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### CHERRYDALE LIST SERVE

The Cherrydale Listserve is a great tool for keeping abreast of local community issues on a daily basis, as well as tapping into community knowledge for referrals or advice.

Go to [cherrydale.net](http://cherrydale.net) to sign up. You can elect to receive emails from the Listserve one at a time as they are posted or in one email that arrives each day.

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## SENIOR ACTIVITIES (CONT'D)

- Fri., July 18 Learn the secrets of Alexandria's Ft. Hunt Park, 10:30 a.m., Aurora Hills Senior Center, 703-228-5722. Free.
- Mon., July 21 Learn about assistive technology to make everyday living easier, 11 a.m., Culpepper Garden, 703-228-4403. Free. Call to register.
- Tues., July 22 Learn about good brain health, 11:15 a.m., Lee Senior Center. Free. Call to register, 703-228-0555.
- Wed., July 23 Summer picnic, 1 p.m., Lee Senior Center. \$5. Call to register, 703-228-0555.
- Thurs., July 24 Visit Croatia with Ralph Driscoll, slides, personal experience, 10:15 a.m., Free. Walter Reed, 703-228-0955.
- Thurs., July 24 Learn about Arlington Learning in Retirement, 1 p.m. Free. Walter Reed, 703-228-0955.
- Fri., July 25 Comedy Club at Aurora Hills, 10 a.m., enjoy the classics. Free. 703-228-5722.

Thurs., July 31 Learn about guided imagery, 10:15 a.m. Free, Walter Reed, 703-228-0955.

### July Trips Arlington Senior Travel 703-228-4749

- Thurs., July 17 Shopping at Potomac Mills and Wal-Mart, Woodbridge. \$8.
- Tues., July 22 The Phillips Collection Art Gallery, D.C. \$21.
- Thurs., July 24 Dodona Manor, Leesburg. \$16
- Fri., July 25 Marine bands at the Marine Barracks, D.C. \$8.
- Mon., July 28 The Textile Museum, D.C. & Afternoon Tea. \$38
- Wed., July 30 Delaware Park Casino. \$23.

### Overnight Trips for Seniors 703-228-4748


- Sept. 8-17 Mt. Rushmore, Black Hills & Badlands, SD
- Oct. 20-24 Cape Cod, MA (waiting list only)
- Dec. 9-12 Oglebay Resort, Festival of Lights, Wheeling, WV
- May 15-22 '09 Charleston, SC & Bermuda Cruise. Sign up by Sept. 1, 2008.

## CONGRATULATIONS CHERRYDALERS

Congratulations to Will Beckman, who was honored at the Washington Post's 24th annual All-Met Luncheon on June 3 along with other All-Met players and coaches from the 2007-08 school year. Will received the Michael L. Trilling Award, given to male and female All-Mets whose grades and citizenship rival their athletic achievements. As many of you know, Will headed a group of more than 60 volunteers during Christmas break in 2006 that cleaned up and built a trail through Cherry Valley Park for his Eagle Scout service project. This Spring, Will also took a trip to New Orleans to help with the recovery from Hurricane Katrina. He also tutors elementary school students in English and math every week, and on his own helps teach English to a young ESOL student and pre-Calculus to a senior at Washington-Lee. Will plans to attend Duke University on a U.S. Air Force ROTC scholarship in the fall.

Congratulations to Gretchen Trygstad, who just received her Masters degree in Public Policy from GWU. Gretchen has been living here in Cherrydale while doing her graduate work.

Congratulations Zach Bowman, who was born and raised in Cherrydale, and who just graduated with the class of 2008 from W-L High School. He was presented with the O.U. Johansen award for exemplary character and scholarship. He was on Virginia's gold medal broadcast news production team that took fourth place in a national competition. This year at W-L, he directed and edited the school's first feature film, A.L.I.C.E. This summer, he was selected for the Document Arlington Project, a five-week apprenticeship for aspiring documentary makers run by the Arlington public school system's Humanities Project and Arlington Independent Media. This fall, he will attend Virginia Commonwealth University's College of Fine Arts, ranked as the Nation's top public arts school. He will pursue a degree in motion picture production. You can tell that the parents are proud, and now empty-nesters!





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## LETTER FROM A NEIGHBOR OF AN ILLEGAL ACCESSORY DWELLING

*Editors' Note: The Following Does Not Necessarily Represent the Views of the Cherrydale Citizens Association or Its Officers. It is the Opinion of a Cherrydaler Who Has Lived Next Door to an Illegal Accessory Dwelling and Therefore Offers a Unique Perspective for Other Cherrydalers to Consider:*

Dear Neighbors,

Please consider signing the online petition located at: <http://www.petitiononline.com/pupi1031/petition.html>

As an Arlington homeowner and not a representative of Cherrydale, I am adamantly opposed to any proposal to allow by right or by guaranteed permit, the creation of an accessory dwelling in a single family neighborhood. I have lived next door to such a home and it absolutely detracts from the character of single family neighborhoods.

I am not xenophobic. I am not anti immigrant. My wife is originally from Central America. I am simply against the completely ludicrous idea(s) being rail-

roaded through the County process. The arguments for the proposals center around making property more affordable for seniors who already own them and for moderate to low income folks who cannot currently afford to purchase or rent in Arlington.

Please follow me on this: If you are a senior and already own your property, and assuming no catastrophic financial event such as the loss of a job, the affordability of the property is only affected by the current value and the significantly increased tax liability we have all experienced. Arlington, however, already provides for complete tax forgiveness (not deferment) for people with less than certain household income levels (even if they have a million dollars in an IRA).

We don't need ADs to assist most of Arlington's senior citizens. As far as making property more affordable to people who want to move to the County, the AD proponents are completely wrong. In general an income producing property is more valuable and therefore more costly to acquire than a non income producing

(Cont'd p 6)



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## ACCESSORY DWELLING LETTER (CONT'D)

property.

Think, about it: Two typical Arlington colonials for sale each right next door to each other. One of them has converted part of the house into a complete separate living unit. The other has not. The AD unit in the garage rents for \$800-\$1600 per month. It is highly likely the property with the converted garage will sell for more, all other details being the same. If the property is more costly to purchase, how does that make it more affordable?

Lastly, the only way to make housing more affordable in Arlington, is to decrease the value. While I do not like paying the much higher taxes with which we all have been saddled, I certainly don't want the County Board taking any action which may decrease the value of my property. The fact is that some people can afford to live here and some cannot. Socialistic economic policies may sound good, but remember the County must take something from you and me in order to provide it to someone else.

Please consider signing the petition. While it has taken almost 16 years to get a new fire station in Cherrydale, the County Board seems intent on ramming this proposal through. You must speak up to have any hope of stopping this.

Brian Bonnet  
1606 N. Stafford Street

### ROAD CHANGE

Please use caution when turning from Lee Hwy. onto Pollard St. between the fire station and the Bromptons.

The County added a curb on N. Pollard St. leading to the intersection with Lee Hwy., but the road is now so narrow that, if there's a car already on Pollard St. stopped at the light, it is impossible for a car to turn from Lee Hwy. onto N. Pollard St.

David Goodman, County Bicycle and Pedestrian Programs Manager, hesitates to find blame with VDOT, which was trying to fix the defunct Bromptons project, but he's looking into solutions.

## ARLINGTON COUNTY FAIR

AUGUST 6TH TO 10TH

### THOMAS JEFFERSON COMMUNITY CENTER, 3501 2ND STREET S.

Events include opening ceremonies, Midway rides and games provided by Cole Shows Amusement, competitive exhibits and awards program, famous racing pigs, 200+ vendor displays and exhibits, sponsor promotions, Arlington County Police K-9 demonstrations, petting zoo, pony rides, rock climbing wall, traditional and diverse foods, picnic area, and other events and entertainment.

For more information, go to [www.arlingtoncountyfair.org](http://www.arlingtoncountyfair.org).



### CHERRYDALE BAPTIST CHURCH- GROUND BREAKING

Cherrydale Baptist Church, located at 3910 Lorcom Lane, began construction on June 11 on their renovated and expanded Sanctuary (which will be wheelchair accessible), central fellowship area and classrooms. During Construction, worship services will be held in the gym, entered from Military Road. For more information, visit [www.cherrydale.org](http://www.cherrydale.org) or call the church at 703-525-8210.



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