



Woodmont Civic Association

July 2008

Quarterly Newsletter

Accessory Dwellings: Do We Want Them in Arlington?

The term "accessory dwelling" entered the Arlington vocabulary last January when a report from the Arlington County Housing Commission proposed zoning changes to permit "accessory dwellings." For the last six months debate on the consequences of such a change has raged across Arlington in letters to the editor, civic association debates, actions by the Civic Federation and hearings by County agencies.

July 17 is Woodmont's opportunity to enter the discussion, just two days before the County Board takes up the subject on July 19. Some of the information available is outlined below. A representative from Arlington County's Housing Division will be available at the July 17 meeting to answer questions. This is an information session only so Woodmont residents, as individuals, may make their opinions known to the County Board if they choose.

Interest in promoting Accessory Dwellings grew out of attempts to provide affordable housing in Arlington, particularly as a device to allow seniors to stay in their home by providing separate living

Woodmont Civic Association

<http://www.geocities.com/woodmontca>

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**NEXT MEETING: July 17, 2008
7:30 p.m., Woodmont Center, lower level**

AGENDA

- Information session on Accessory Dwellings with County staff person available to answer questions about possible impact on the Woodmont neighborhood
- Briefing on new Visitors Center at Fort C.F. Smith Park

Accessory Dwellings, continued

space for an unrelated caregiver. It quickly grew into "the end of single-family zoning as we know it," "an invitation to create slums," and more.

According to the Sun Gazette, May 19, 2008, "accessory-dwelling apartments currently are illegal in most cases across Arlington. Carlee's proposal sets up the following parameters for discussion at the board's July meeting:

* Accessory units would have to be located in a single-family home or in an addition that is attached to the home.

* A maximum of two people could live in the accessory unit.

* Units must have separate entrances, kitchens and ventilation, and meet current state building code requirements.

* Units must be the smaller of 750 square feet or one-third the total size of the home's interior space.

* A home's owner will be required to live on the property, either in the main house or the accessory unit

Continues on page 2



Woodmont Civic Association

Quarterly Newsletter
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Accessory Dwellings, continued

* Owners would be expected to agree to an annual inspection of the property and other conditions adopted by the county, or their permits could be revoked.

* With some exceptions, residents in accessory apartments would be able to work from home.

* There would be no direct fee to set up an accessory unit, but applicants would be required to pay other fees, such as for occupancy permits, which could run to several hundred dollars."

The County has advertised two proposed changes to the Zoning Ordinance for the public hearing on July 19:

1. Family/caregiver suite: The first proposal would allow up to two unrelated persons to live in a family/caregiver suite within a home in order to care for a child, or an elderly or disabled resident. The Zoning Ordinance currently permits homeowners to create a family suite within a single-family home for another family member, but not for a non-family member. The main goals of the family/caregiver proposal are to permit people to age in place and to provide greater flexibility to accommodate a person providing live-in care.

2. Accessory Dwellings: The second proposed change would permit an accessory dwelling with a kitchen and a bath to be built only inside a detached single-family home. The accessory dwelling would be subject to strict guidelines. It could house up to two people, who may be unrelated to the homeowners. A key requirement is owner occupancy of the home.

The proposal aims to make housing available at a lower cost in a way that retains the character of single-family neighborhoods, makes more efficient use of the County's single-family housing stock and helps older homeowners stay in their homes. A number of restrictions, meant to ensure that the character of Arlington's neighborhoods would not be altered in unintended and negative ways, are

Accessory Dwellings, continued

included in the proposal. --

<http://www.arlingtonva.us/Departments/CPHD/holdinghttp/page61595.aspx>

Do you want more information and more detail? The website cited above has the most information about County actions on Accessory Dwellings. Links to County information as well as actions taken by the Arlington County Civic Federation and all supporting documents may be found at <http://www.civfed.org/accessdwell.htm>

If you wish to voice your opinion on the proposed changes to the zoning ordinance the following opportunities are available:

- Monday, July 7: The Planning Commission will hold a public hearing on the zoning change proposals. The Housing Commission meets at Courthouse Plaza, 2100 Clarendon Blvd, (next to Courthouse metro), room 311 at 7 p.m. Can't get to the meeting? Leave your comments – or sign up to speak – through a link on <http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx>
- Thursday, July 10: the Housing Commission will review the zoning change proposals. The Housing Commission meets at Courthouse Plaza, 2100 Clarendon Blvd, (next to Courthouse metro), room 311 at 7 p.m.
- Saturday, July 19, 8:30 a.m.: The County Board will debate the advertised proposals. Through links on the County Board page on the County website --- <http://www.arlingtonva.us/Departments/CountyBoard/CountyBoardMain.aspx> --- you may leave your comment for the entire Board or for individual Board members. Through this web page you may also leave comment on an agenda item (accessory dwellings) or sign up to speak.



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Woodmont's Two Group Homes Approval Extended to May 2011

Action by the County Board on May 17 extended the approval for Woodmont's two group homes, to remain at their current locations subject to all previous conditions. The County Staff report found that "In November 2004, the County Board approved use permits for dormitory uses, each for a maximum of 12 residents, in dwelling located at 2224 24th Street North and at 2200 24th Street North. The uses have operated in accordance with the conditions of each use permit approval since their last County Board review in 2006, and without complaints to County agencies. The applicant has established a neighborhood advisory group to address any concerns or issues that might arise."

Group Homes, continued

The full report may be read at
http://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=623&meta_id=47145

Rasheda DuPree McKinney is the County staff contact on the group homes. She can be reached at 703.228.3525 (o) or Rmckinney@arlingtonva.us. Sue Bentley is the civic association's representative to the neighborhood advisory group and can be reached at bentleys@saic.com

Members of the two group homes deliver the Woodmont Association newsletter to 320 households. We're very grateful for their support and assistance. Thank you.

serving the Woodmont area



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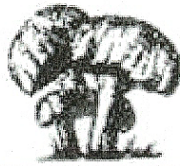


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Quarterly Newsletter
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Tuesday – ½ off Appetizers*
Wednesday – ½ off Wine
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*With purchase of two entrees
^Not good with any other offers



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Woodmont Civic Association Meeting Schedule

2008

October 16: Woodmont Center, lower level, 7:30 p.m.

Deadline for ads and newsletter content:
September 29

Deadline for newsletter delivery: October 2

2009

January 15: Woodmont Center, lower level, 7:30 p.m.

Deadline for ads and newsletter content:
December 29

Deadline for newsletter delivery: January 1

April 16: Woodmont Center, lower level, 7:30 p.m. -- New elections

Deadline for ads and newsletter content:
March 30

Deadline for newsletter delivery: April 2

Advertising Rates:

Woodmont Civic Association Newsletter

1/4 page (15 s.i.): \$25

1/3 page (21 s.i.): \$35

1/2 page (30 s.i.): \$50

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Association members are welcome at
reduced cost.
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