



THE LYON PARK CITIZEN

NEWSLETTER OF THE LYON PARK CITIZENS ASSOCIATION

October 2024

President's Message

by Michael P. Kunkler

Fellowship peaks in the fall! On September 14th, 2024, the community came together to celebrate the beautiful weather, dine at a few food trucks, try a varied assortment of tasty beverages, and play on our amazing (if a little dated) LPCC equipment. Sitting at the many tables set up around the park, I saw neighbors with neighbors; old and young, spanning the generations; some new to the neighborhood and some quite seasoned; some involved in every action of the community and others making a rare, curious visit. These are the events that remind me that Lyon Park is such a special place.

I would like to extend a hearty thanks to Aaron Schuetz, John Goldener, and their "brew crew" for doing the behind-the-scenes work of securing an Arlington County permit, getting the food trucks on site, booking the music talent, and ensuring the entire event comes off perfectly. These events do not plan themselves, and it takes all types of neighbors to make it happen.

The energy of this event inspired three lifetime membership signups at the beer stand alone, and on Sunday I awoke to another four new membership signups via the online form! If you haven't lived outside our neighborhood, you may not know that the quantity of community events in Lyon Park is simply not found in any other civic association in the county. Again, many thanks to the planners, volunteers, guests, and families that joined us on September 14th for the Food Truck event! We hope to see many of you soon at the Halloween parade, the Halloween bonfire, the holiday party, and other fellowship events in the upcoming months.

Lyon Park residents and residence owners are eligible for membership in the LPCA. Memberships run from October 1st to September 30th of each year. Only members can vote at LPCA meetings. If you have any questions, please email lyonparkpresident@gmail.com

MEMBERSHIP DUES:

1 YEAR: \$10 | 2 YEARS: \$20 | LIFETIME MEMBERSHIP: \$250

Fill out the form on our website to join! www.lyonpark.org/connect/join-lpca-volunteer

Upcoming Events

- | | |
|-------|---|
| 10/3 | Bikes & Barbeque Fundraiser
at Rocklands BBQ
11:00 a.m. – 3:00 p.m. &
5:00 – 9:00 p.m. |
| 10/9 | LPCA Monthly Meeting
at the Community Center
7:00 p.m. Meeting Start;
8:30 p.m. Socializing |
| 10/17 | Lyon Park Woman's Club
Potluck Lunch
at the Community Center
12:00 p.m. |
| 10/26 | Annual Yard Sale
at Lyon Park
8:00 a.m. – 1:00 p.m. |
| 10/26 | Parade of Costumes
at the Community Center
11:00 a.m. |
| 10/31 | Halloween Bonfire
at Lyon Park |

What's Inside?

- The Vibe of Kaldi's Social House
- All about Bikes and Barbeque
- A photo recap of the Food Truck Fest
- All about the Arlington Neighborhoods Advisory Committee

...and more!

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Mailing Address:

LPCA, P.O. Box 100191, Arlington, VA 22210

EXECUTIVE COMMITTEE**President**

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OTHER IMPORTANT CONTACTS**LPCA Representatives to the Board of Governors**

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Alt. Rep: Niels Poulsen: Poulsen.N@gmail.com

TEEN SERVICES

Fill out the form on the Teen Services page to get listed here and on the website: [www.lyonpark.org/explore/resources/teen-services]!

- **Ella Bomberger**, 18, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross certified. Text: (571) 775-9205.
- **Zoe Bomberger**, 15, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross certified. Text: (703) 298-3233
- **Sloane Escobar**, 16, Babysitter, Dog Walker. Free most days after 3 p.m.. Red Cross certified. Text: (703) 870-1847, Email: sloane_escobar@icloud.com
- **Lily Fine-Albert**, 14, Babysitter, Dog Walker, Odd Jobs, Pet Sitter. CPR & Red Cross Certified. Text: (240) 796-6962, Email: lilyfinealbert@gmail.com
- **Cameron Hershey**, 16, Babysitter, Dog Walker, Mother's Helper, Odd Jobs, Plant Sitter, Pet Sitter, Shoveling, Yard Work, Glass recycling. Text: (703) 505-9729, Email: mhershey28@gmail.com
- **Kate Kiriakou**, 17, Babysitter, Odd Jobs, Pet Sitter, House Sitter. Red Cross Certified. Text: (703) 587-9277, Email: kiriakoufamily23@gmail.com
- **Max Kiriakou**, 17, Shoveling, Yard Work, Lawn Mowing and Trimming and I have my own equipment! Text: (571) 244-8982
- **Delaney Loughney**, 17, Babysitter, Dog Walker, Odd Jobs, Plant Sitter, Pet Sitter. Text: (571) 458-0512
- **Mira Malovany**, 13, Mother's Helper, Pet Sitter. Text: (703) 483-1550
- **Emmy Milam**, 13, Babysitter, Dog Walker, Mother's Helper. Two years of experience. Red Cross Certified. Text: (646) 407-6459
- **Jaquelin Nieser**, 16, Babysitter, Dog Walker, Pet Sitter. Have experience with exotic pets (lizard and hedgehog), Red Cross Certified. Call/Text: (571) 239-7408
- **Kailee O'Meara**, 15, Babysitter, Pet Sitter, Mother's Helper. Text: (571) 536-8664
- **Leo Pegoraro**, 13, Babysitter, Mother's Helper, Plant Sitter, Pet Sitter. Scout Certified. Text: (571) 220-6548
- **Olivia Pike**, 16, Babysitter, Mother's Helper, Plant Sitter. Text: (703) 687-8222, Email: oliviaapikee@gmail.com
- **Kai Rasmussen**, 16, Odd Jobs, Plant Sitter, Shoveling, Yard Work. Text: (571) 699-5579
- **Rosalie Reilly**, 14, Dog Walker, Plant Sitter, Cat Sitter. Text: (703) 966-3598.
- **Ellsie Seward**, 16, Viola and Violin Help/Tutoring/Lessons. Text: (703) 473-5051.
- **Mae Seward**, 17, Babysitter, Mother's Helper. Red Cross Certified. Text: (703) 473-3378.
- **Bella Sullivan**, 13, Babysitter, Mother's Helper. Text: (202) 486-5520, Email: irenasullivan11@gmail.com
- **Lauren Thomas**, 18, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross Certified. Text: (571) 352-0605
- **Morgan Thomas**, 15, Dog Walker, Plant Sitter, Pet Sitter. Text: (240) 810-4834
- **Charlotte Walsh**, 16, Tutor - First session free, up to 7th grade. Will help with math, science and English. Text: (571) 351-9452
- **Josie Whitaker**, 16, Babysitter, Plant Sitter. Red Cross Certified. Text: (703) 717-1993

Way to Give, Neighbors!

By Maggie Hershey

We asked and you answered...big-time! Our blood drive on September 16th was a great success, resulting in 49 units (each unit is roughly one pint) donated. Each unit can save up to three lives, so your generosity will make a huge impact!

The Lyon Park Citizens Association is proud to be part of the American Red Cross Premier Blood Partner program. Over just the past few years, neighbors in the Lyon Park and Ashton Heights community have donated close to 500 units—saving up to 1500 lives!

Let's keep it going! The next blood drive is scheduled for Wednesday, December 4th at the Lyon Park Community Center. To sign up, visit redcrossblood.org. Type "LyonParkCommunityCenter" (no quotes or spaces) in the search bar, set the date to December 4th and you should be good to go. Please contact Maggie Hershey at mhershey28@gmail.com with any questions.

For regular donors, our goal is for the community center to become your easy, friendly and convenient place for donations with drives scheduled routinely through the year. But no matter where you give, or how you contribute to the community, we appreciate you.



Lisa Giesler (L) and Maggie Hershey (R)



David Turvene (L) and Erik Vandemeulebroecke (R)



**Blood Drive at the Lyon Park
Community Center
Wednesday, December 4th
from 12:00–5:00 p.m.**

**To schedule your appointment:
Scan the QR code,
call 1-800-733-2767, or visit
RedCrossBlood.org and enter
[LyonParkCommunityCenter](https://RedCrossBlood.org)**



Please note: Paid advertisements in the Lyon Park Bulletin do not reflect any official position of the LPCA.



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Restaurant Vibes: Kaldi's Social House

By Philip Conklin

By now, Kaldi's Social House, located on Lyon Park's north edge at the corner of 10th Street and N. Highland Street, is a familiar Lyon Park landmark. And yet there are enough features to the Kaldi's experience to warrant an introduction.



Kaldi's describes itself as, *"a trendy inner-city style coffee shop...[with] an industrial chic look, great coffee, amazing food, selection of beer, wine and in-house baked goods."*

As regular customers, my family and I have fact-checked Kaldi's claims hundreds of times over the last four years and can say that they are neither over- nor under-selling themselves in terms of food, drink, and ambience. Certain features stand out:

The baristas use filtered water in every beverage. To really understand how much this enhances the taste of their coffee, espresso, and tea beverages, try a glass of their filtered water always available on the coffee/wine bar.

There is more than coffee to drink. They offer fresh squeezed orange juice, Harney and Sons teas, wine, beer and spirits and more.

The seating and ordering are relaxed. There is a line to place your order. If you prefer, you can find a seat and relax while you decide on your eat in/take out order. QR codes take you to the varied menu for ordering and payment. Service is prompt and you can relax without pressure either to hurry along or to wait for your check. Online ordering (via Toast) is available for pick up.

The layout is accessible. The entrance, take out line, seating areas and restrooms are all on one level. There is a lot of space between tables, sofas, and in the take out area.

The menu caters to diverse dietary preferences. Vegetarian, vegan, gluten free, and omnivore options are available.

The restaurant accommodates reservations. With a day's notice, you can reserve a table, sofa, or particular seat in the varied sitting areas. There is a reservation tab on their website, or you can reserve by phone.

The restaurant is well-maintained. Despite being open from 7 a.m. to 8 p.m. daily, the space at Kaldi's is clean and inviting.

On a recent Saturday morning, I asked Kaldi's manager, Jessica, to name the top things she would like new customers to know about Kaldi's (she didn't know I was writing this piece). Her response was immediate and earnest. She stated, "everyone is welcome" and "we will do our best for you."

The speed and sincerity with which Jessica spoke tells me this is top of mind for her as she manages Kaldi's. And I must say, in my many experiences at Kaldi's, Jessica's words resonate. Every staff member I have interacted with and observed is very welcoming and is doing their best for their customers. And the energy of the crowd is always a gentle, warm, welcoming buzz. Clearly there is something to this claim on Kaldi's website: It is "the favorite spot of the civilized world."

Kaldi's Social House: Hours of operation are 7 a.m. – 8 p.m. Sunday through Thursday, and 7 a.m. – 9 p.m. Friday and Saturday. Phone number: 571-312-1502. To order, and to assure up-to-date information, go to their website: kaldissocialhouse.com. Also, find them on Facebook and Instagram. Credit card, Apple Pay/Google Pay, and cash accepted.

Join us for the LPCA School Board Candidate's Night

Come to the October 9th LPCA Monthly Meeting
(starting at 7 p.m.) to meet the candidates: Kathleen Clark,
"Vell" Rives, Zuraya Tapia-Hadley, and Paul Weiss

Each candidate will have 5 minutes to share
their positions on critical issues,
then there will be Q&A time on topics
submitted by LPCA members before the meeting.



Fall
**Family
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**Saturday, October 26
12:00 – 3:00 pm
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Development Corner

By Anne Bodine

The County Board in July advertised a proposed zoning code amendment (the gist of which is contained in the [Board report for the county board meeting](#)) to allow recovery homes in Arlington. The policy will be up for final approval in October. The proposed policy change includes several revisions to policy and code:

- re-definition of “recovery residences;”
- allowing recovery residences:
 - » by-right in single-family detached dwellings for up to 8 unrelated persons; and
 - » by special exception use permit approval for either more than 8 persons, or in a dwelling unit other than a detached single-family dwelling;
- modifying “residential use classification” to categorize recovery residences as an example of Household Living

The proposal was on tap for a final Board vote September 14, but [Board Chair Garvey deferred action](#) to an October 7 Planning Commission meeting with a final vote by the Board October 19. If you have concerns about the new proposals, you need to weigh in with one or both of these groups. More background follows:

The first of the proposed changes aligns Arlington’s definition of “recovery residence” with that of Virginia (Code §37.2-461.1), namely

“a housing facility...certified by the Department [of Behavioral Health and Developmental Services or BHDS]...and provides alcohol-free and illicit-drug-free housing to individuals with substance abuse disorders and individuals with co-occurring mental illnesses and substance abuse disorders that does not include clinical treatment services.”

The second change increases the number of residents in single-family detached homes from four to eight (with no use permit), and increases the numbers in multifamily areas from four to “more than eight persons” through a use permit.

Background. In 2023, Oxford House, Inc. which operates nationally asked the county to allow it to “operate” recovery residences in single-family detached homes and cited persons in drug and/or alcohol recovery as “handicapped individuals” per the 1988 amendments to the Federal Fair Housing Act. Oxford requested that the recovery residence receive equal treatment to single-family dwellings under the zoning regulations.

Currently, Arlington zoning code is silent on the issue of recovery residences, which means they are not “explicitly permitted.” County staff notes the “closest cognate is group homes for persons with developmental disabilities.” Staff also reported that recovery homes are not required to follow regulations the same regulations that apply to group homes for those with developmental disabilities, including:

- licensing by State Authorities (instead recovery residences are “certified” by VA BHDS as complying with the standards in Code of Virginia §37.2-431.1 but there are no penalties because the facilities are self-regulating);
- Operation via a non-profit or government organizations (instead they operate independently);
- Onsite resident care or services.

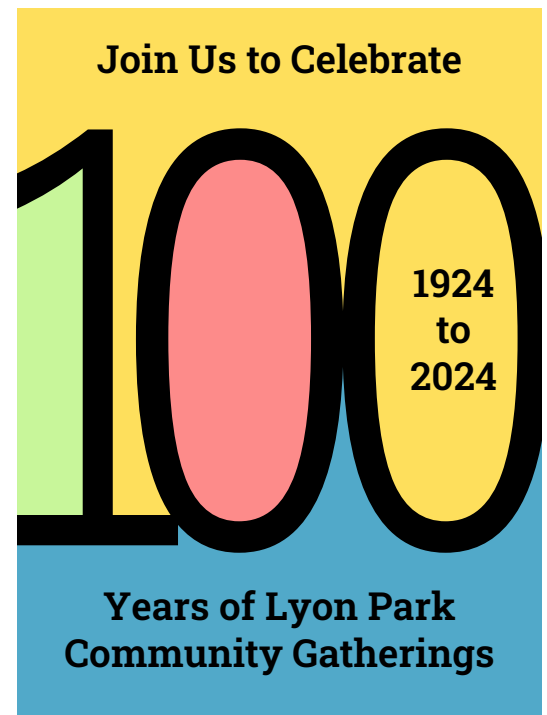
Current zoning allows up to 4 unrelated adults to live in a home together; it also allows 8 unrelated individuals with developmental or intellectual disabilities to occupy one home, including detached single-family homes. Arlington also requires that such homes be licensed by the State which means recovery homes have not been permitted. (Note: The Virginia House of Delegates will carry over [House Bill 646](#) from the 2024 legislative

[continued on next page]

session that would require jurisdictions to govern recovery homes by the same standard, notwithstanding this State Licensing provision. If this were to be enacted next year, Arlington would have to allow the recovery homes in the same manner as it currently is proposing with this zoning amendment in October.

While not mentioned in the Board report, Arlington apparently already has eight recovery residences, some in single-family homes, some run by Oxford Houses, all of which are apparently illegal since our zoning code does not recognize this as a legal use of property yet. Only four of them are currently “certified” as required by the state. At a minimum this is very complex as it intertwines federal, state, and local law. It’s worth noting there has been documented fraud with recovery homes in other states, and some states are trying to better regulate such homes, which are also often owned by investors unrelated to Oxford House or other recovery home “managers.” If you would like more information, please contact me at annebodine@yahoo.com. I recommend you also read and watch the Board report and the resources listed below:

Staff presentation to county board July 22, 2024
Planning Commission Meeting September 4, 2024



Stay tuned! More information on the Lyon Park Centennial will be in the November 2024 edition of our newsletter.

A photograph of a modern bathroom interior. On the left is a large glass-enclosed shower with a curved window at the top. The shower walls are covered in white marble tiles. A black shelf is mounted on the wall inside the shower. To the right is a wooden vanity with a black countertop and a large mirror above it. The floor is made of dark grey tiles. In the bottom left corner of the image is a logo for 'TRI-VISTA USA' featuring a stylized house icon.

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Photo Recap of the Fall Food Truck Fest

Another fantastic food truck event! We look forward to having you join us this spring! Photos provided by Erin Johnson and Elizabeth Sheehy.



Bikes and Barbeque

By Keith Oberg

Bikes for the World is celebrating its 20th year, its 200,000th bike donated, and the 20,000 volunteers that have made it all possible. Keith Oberg, a Lyon Village resident, founded the non-profit organization 20 years ago with the understanding that “a bike is more than transportation: It can empower individuals and entire communities.” Bikes in rural communities make it easier for kids to get to school and stay in school. The organization also provides mechanical training to ensure bikes are maintained and provide useful skills to the participants.

Lyon Park neighbors Rich Robinson and Evan McDonnell have donated time and bicycles to the program over the years. Please join them in supporting the upcoming Bikes for the World fundraiser at Rocklands Barbeque and Grilling Company—dine in or takeout! Your support will enable Bikes for the World to continue changing lives for the better, one bike at a time, by providing access to work, education, health care, and recreation for beneficiaries and their families locally and around the globe.



If you are interested in donating a bike, arrange this ahead of time with Keith at 571-212-4139.

Where:	Rocklands Barbeque & Grilling Company 3471 Washington Blvd., Arlington, VA (Across the street from the Virginia Square Giant)
When:	Thursday, October 3, 2024 from 11 a.m.–3 p.m. and 5 p.m.–9 p.m.
How this supports Bikes for the World:	Thanks to the generosity of Rocklands owner John Sneddon, the restaurant will donate a percentage of food & drink sales on the above date/times to Bikes for the World.
Note:	This offer is for dine-in, curbside pickup, and take-out only. DoorDash, GrubHub, and Uber Eats sales are not included.

LYON PARK SEEKS RENTAL AGENT



The Lyon Park Community Center is looking for a new Rental Agent! This is a paid position, with an industry-competitive salary. It’s a great opportunity to represent Lyon Park’s historic Community House to renters from the neighborhood and outside the area. For more information go to: lyonpark.org/lyon-park-seeks-rental-agent/ or contact LyonParkPresident@gmail.com



LYON PARK PARADE OF COSTUMES, SATURDAY, OCTOBER 26 11AM AT LYON PARK

GOBLINS, WITCHES, FAIRIES, SUPERHEROS, PIRATES
AND MORE SHOULD APPEAR IN THE PARK BEFORE 11AM

PARADE STARTS PROMPTLY AT 11 AM (WEATHER-PERMITTING)

UPDATED PARADE INFORMATION WILL BE AVAILABLE ON THE LYON PARK
LISTSERVE, OUR WEBSITE WWW.LYONPARK.ORG & POSTED ON NEXTDOOR

THE BONFIRE WILL BE HELD ON HALLOWEEN - OCTOBER 31 - THIS YEAR



We are grateful for our Lyon
Park neighbors. We'd love to
meet you, wherever you're at in
your faith journey.

Sunday Worship: 10am

Join us in the Chapel for our
PathForward Service Project:
Sunday Sept 22, 12:30pm

3020 Pershing Dr. / www.ccapca.org

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ADDITIONS | RENOVATIONS | NEW HOMES

Long Branch School News

By Stacey Tuneski, PTA President 2022–2025

Arlington Public Schools are back in session. The Long Branch Elementary PTA is planning lots of activities as we gear up for the school year. If you'd like to join our PTA listserv and receive our newsletters, email president@lbpta.org.

Visit our [website](#) to find out more about the PTA's efforts, including [sponsorship opportunities](#) for local businesses on our website and newsletters.



Lyon Park Woman's Club Next meeting: October 17th at noon

The Woman's Club is for all residents of Lyon Park and Ashton Heights. We meet the third Thursday of the month at noon at the community center for a delicious potluck lunch. We have a great time socializing but we also contribute to the community, such as volunteering for the Chili Dinner, the Spring Fair, the Pancake Breakfast, and the Halloween Bonfire. For more info, contact Elizabeth Wray at ejswray@yahoo.com

Lyon Park ANNUAL YARD SALE, Saturday, October 26, 2024

The Lyon Park Community Center will hold its annual yard sale on Saturday, October 26, 2024 from 8 AM to 1 PM in Lyon Park. This is a rain-or-shine event. Please note for this event, you must pre-pay, and the deadline is Monday, October 21.

Unload all your accumulated trash – or TREASURE!

Rent one space for \$15 or two for \$25

Residents and guests (yoo hoo! Ashton Heights?!?!?) are encouraged to participate

Need a table? Rent ours for \$5 each.

Let us do the advertising and attract the crowd.

For information, or to volunteer to help, contact Margaret Scrymser at scryms23@comcast.net



Share Your Ideas for Projects that Benefit Lyon Park

By Tabitha Ricketts

As Vice President of Neighborhood Conservation, I serve as Lyon Park's representative to the Arlington Neighborhoods Advisory Committee—ArNAC, for short. ArNAC is a program through which the neighborhoods of Arlington can leverage Arlington County government funding for projects that benefit our community.

These projects can be capital improvements—updates to streets, streetlights, sidewalks, and other pedestrian safety measures, for example. There is also an increasing number of beautification projects in the works, which can help to improve the appeal and usefulness of County-owned parks and add green space where concrete would otherwise prevail. You can learn more about neighborhood-driven projects by visiting www.arlingtonva.us/Government/Projects/Arlington-Neighborhoods-Program/Capital-Improvement-Projects or explore a broader range of County-funded projects at www.arlingtonva.us/Government/Projects/Project-Types.

What does this mean for Lyon Park? We, the members of the community, get to decide! As you look around our neighborhood, what stands out to you as an area that could use improvement? The first step is to have an idea. From there, we can start working through the steps to turn an idea into a project proposal.

When determining priority projects for Lyon Park, I'll consider the following factors:

- Size, scope, and cost of the project—the effort required
- Level of impact—the number of neighbors benefitting
- Proposed champion—a neighbor ready to lead the charge and champion the project with me
- Neighbor support—sentiment of the neighbors directly impacted by the proposed project
- Additional funding sources
- Bonus for sidewalk or park project

Priority will go to projects that are lower in effort, positively impact the greatest number of neighbors, have a dedicated champion ready to work through the process, have general support from impacted neighbors, have additional funding sources to supplement County funding, and address sidewalks or County park locations. (Note that Lyon Park and our community center are owned by us, the neighborhood; that is not a County park.)

These criteria align closely with the ArNAC points system, in which points are awarded to neighborhood projects in the Committee's queue (projects with the highest point value determine which projects are considered for approval first by ArNAC and then by the County). The ArNAC points system awards additional points for projects with supplemental funding sources and sidewalk or park projects, so our priority measurement takes that into account.

Are you ready to get started? Reach out to me via email at Tabitharicketts@gmail.com with your ideas, keeping in mind the factors listed above, and let's turn our dreams into actions!

Interested in contributing to the newsletter? We are looking for articles (350–400 words) about local spots, highlighting the vibe and food options to encourage readers to try something new. Contact lyonparkeditor@gmail.com to offer a submission.

SAMSON

PROPERTIES



Paige Kellogg

The market is changing—call me for a predictive analysis strategy!

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paigekelloggrealtor.com

Licensed in Virginia



Rent the
Lyon Park Community Center

Residents of Lyon Park and Ashton Heights are eligible for a special “resident rental rate” when booking the Community Center for their own event.

Visit the website for more information, and to check availability on the online calendar:

www.LyonPark.info

Email: rent@lyonpark.info with any questions.

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Thank you Arlington Magazine readers for voting Team Leader Natalie Roy one of your top real estate agents in 2023!



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