



Application #: _____

Receipt #: _____

LAND USE APPLICATION

- NON REFUNDABLE FEE -

Special Use Special Exception Variance Amendment Renewal

1. PROPERTY LOCATION INFORMATION

Property Address See Attachment 1 Tax Map # See Attachment 1

Project Name Northfax West Project Description The Applicant is requesting a special use permit to allow the modification of the 100-year floodplain boundary. See attached Statement of Justification, dated January 3, 2020, for more details.

2. APPLICANT or AUTHORIZED AGENT INFORMATION (check as appropriate)

Applicant Name Northfax JV LLC (circle one): Corporation / Gen Partnership / Ltd Partnership / Sole Proprietorship / Individual

Applicant Address c/o Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Phone (o) (703) 528-4700 (c) _____ Email lstrobel@thelandlawyers.com

Applicant or Authorized Agent Signature *Lynne J. Strobel*
Lynne J. Strobel, Attorney-In-Fact/Agent

Relationship to project (circle one): Property owner / Contract purchaser / Lessee / Agent

3. APPLICANT CERTIFICATION STATEMENT Section 110-6.2.3

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3 which states that an application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter; that the burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant; that each application is unique and, therefore, more or less information may be required according to the needs of the particular case; that staff has the flexibility to specify submission requirements for each application and to waive requirements as appropriate; and that the applicant shall rely on the review official as to whether more or less information should be submitted.

Applicant or Authorized Agent Signature (REQUIRED) *Lynne J. Strobel* Date 1/3/20
Lynne J. Strobel, Attorney-In-Fact/Agent

4. ENGINEER, ARCHITECT, SURVEYOR or LANDSCAPE ARCHITECT (Same as Applicant)

Licensed Professional's Name John Rinaldi, Christopher Consultants, Ltd.

Licensed Professional's Address 9900 Main Street, Suite 400, Fairfax, Virginia 22031

Phone (o) (703) 237-6820 (c) _____ Email johnrinaldi@ccl-eng.com

*****OFFICE USE ONLY*****

Current status of business license and fees
Treasurer: _____

Commissioner of Revenue: _____

**AFFIDAVIT
CITY OF FAIRFAX**

I, Northfax JV LLC, by Lynne J. Strobel, Attorney/Agent do hereby make oath or affirmation that
(Name of applicant or agent)

I am an applicant in Application Number _____ and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

See Attachment A

Name	Address	Relationship

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

See Attachment B

Corporation Name: _____

Name	Address	Relationship

(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

None

Partnership Name: _____

Name	Address	Relationship

2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

None

3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

None

Northfax JV LLC by Lynne J. Strobel, Attorney/Agent

WITNESS the following signature:

Lynne J. Strobel

Applicant or Agent

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 3 day of January, 2020, in the State of Virginia, County of Arlington

My commission expires:

Kimberly K Follin 283945
Notary Public Registration #



ATTACHMENT A

Northfax JV LLC
3900 Jermantown Road, Suite 300
Fairfax, VA 22030
Agent: John Napolitano

Applicant/Title Owner of
Tax Map 52-2-02-020

Orchard RE Investments, LLC
3900 Jermantown Road, Suite 300
Fairfax, VA 22030
Agent: John Napolitano

Title Owner of Tax Map
57-2-08-010, 57-2-02-005, 57-2-08-005,
57-2-08-006, 57-2-08-007, 57-2-08-008,
57-2-02-003, 57-2-07-015-B, 57-2-47-000-A

A.R.G. II, L.L.C.
3900 Jermantown Road, Suite 300
Fairfax, VA 22030
Agent: John Napolitano

Title Owner of Tax Map
Tax Map 57-2-02-017, 57-2-02-018, 57-2-02-019,
57-2-08-011, 57-2-08-012, 57-2-08-013, 57-2-08-014

MHI-Northfax, LLC
1950 Old Gallows Road, #200
Tysons, VA 22182
Agents: Andrew S. Rosenberger
Russell S. Rosenberger, Jr.
Milton (nmi) Schneiderman
Mark E. Westmoreland

Contract Purchaser

Brightview Senior Living Development
LLC
218 N. Charles Street
Baltimore, MD 21201
Agents: David D. Carliner
Steven M. Marker
Alan D. Siegfried

Contract Purchaser

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201
Agents: Lynne J. Strobel
Robert D. Brant
Elizabeth D. Baker
Anna B. Smith

Attorneys/Planners/Agent

M. Catharine Puskar
Kathryn R. Taylor
Bernard S. Suchicital

Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031
Agents: Eli Goldman
Kevin M. Washington
Giovanni (John) B. Rinaldi
Laurie Beth Donnachie

Civil Engineers/Planners/Agent

Devereaux & Associates, P.C.
1481 Chain Bridge Road, Suite 302
McLean, Virginia 22101
Agent: William J. Devereaux, Jr.

Architect/Agent for MHI-Northfax, LLC

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 600
Washington, DC 20036
Agents: Chad A. Baird
Kevin D. Sitzman
Niraja Chandrapu

Transportation Consultant/Agent

Apex Companies, LLC
203 Wylderose Court
Midlothian, VA 23113
Agent: John H. Brooks III

Environmental Consultant/Agent for MHI-Northfax, LLC

SK&I Architectural Design Group LLC
7735 Old Georgetown Road, #1000
Bethesda, Maryland 20814
Agent: Toygun Mar

Architect/Agent for Brightview Senior Living
Development LLC

ATTACHMENT B

Northfax JV LLC

Members: Orchard RE Investments, LLC
A.R.G. II, L.L.C.

Orchard RE Investments, LLC

Members: John E. Napolitano
ELENA, LLC

Members: Andrea Sylos-Labini
Elena Sylos-Labini
Victoria Sylos-Labini
Maura Archetti
Chiara Archetti
Paola Archetti

ELEVIAN, LLC

Members: Andrea Sylos-Labini
Elena Sylos-Labini
Victoria Sylos-Labini

A.R.G. II, L.L.C.

Members: John E. Napolitano
Roberto Beolchini
ELEVIAN, LLC

Members: Andrea Sylos-Labini
Elena Sylos-Labini
Victoria Sylos-Labini

Brightview Senior Living Development LLC

Sole Member: Brightview Group, LP

General Partner: Brightview Group GP, LLC

Members: Arnold I. Richman
Marilynn K. Duker
Jeffrey K. Hettleman
David D. Carliner

Limited Partners: The Arnold I. Richman Revocable Trust
Richman Family Limited Partnership, L.L.L.P.

General Partner: Arnold I. Richman, Trustee

Limited Partners: Katherine R. Voglmayr & Jonathan D. Eisner,
Co-Trustees
Lauri G. Richman Hidalgo & Jonathan D. Eisner,
Co-Trustees
Daniel Geary & Jonathan D. Eisner, Co-Trustees
Allison L. Richman & Jonathan D. Eisner, Co-
Trustees
Arnold I. Richman, Trustee

The Marilyn K. Duker Revocable Trust
Jeffrey K. Hettleman
David D. Carliner

MHI-Northfax, LLC

Manager: Madison Homes, Inc.

Member: Madison Communities II, LLC

Madison Communities II, LLC

Manager: Madison Homes, Inc.

Members: Russell S. Rosenberger, Jr., Milton Schneiderman, Andrew S. Rosenberger, Mark E. Westmoreland

Walsh, Colucci, Lubeley & Walsh, P.C.

Shareholders:

Wendy A. Alexander	William A. Fogarty	Charles E. McWilliams	Kathleen H. Smith
David J. Bomgardner	John H. Foote	Antonia E. Miller	Lynne J. Strobel
E. Andrew BURcher	H. Mark Goetzman	J. Randall Minchew	Erin M. Thiebert
Thomas J. Colucci	Bryan H. Guidash	Andrew A. Painter	Garth M. Wainman
Michael J. Coughlin	Michael J. Kalish	M. Catharine Puskar	Nan E. Walsh
Peter M. Dolan, Jr.	Michael R. Kieffer	John E. Rinaldi	Matthew A. Westover

Christopher Consultants, Ltd.

Shareholders: William R. Zink, William R. Goldsmith, Jr., Michael S. Kitchen, Jeffrey S. Smith, Ruth R. Fields, Kevin M. Washington, Brent E. Evans, Christopher C. Filmore, Giovanni (John) B. Rinaldi

Devereaux & Associates, P.C.

Shareholder: William J. Devereaux, Jr.

Gorove/Slade Associates, Inc.

Shareholders: Christopher M. Tacinelli, Chad A. Baird, Daniel B. VanPelt, Erwin N. Andres, Tushar A. Awar

Apex Companies, LLC

Sole Shareholder: Apex Intermediate, LLC

SK&I Architectural Design Group LLC

Members: Meral Iskir, Sami M. Kirkdil

ATTACHMENT 1

Planned Development Application
Equitable Ownership Disclosure Statement
Land Use Application – Special Use Permit

Northfax West Property, City of Fairfax, Virginia

Tax Map No.	Parcel No.	Subdivision	Property Address	Current Owner of Record	Deed Book	Page
57-2-02	003	Fairfax Acres	10516 Orchard Street	Orchard RE Investments, LLC	20080	1218
57-2-02	005	Fairfax	10517 Orchard Street	Orchard RE Investments, LLC	19218	1148
57-2-02	017	Fairfax	3590 Chain Bridge Road	A.R.G. II, L.L.C.	15230	1182
57-2-02	018	Fairfax	3580 Chain Bridge Road	A.R.G. II, L.L.C.	15230	1182
57-2-02	019	Fairfax	10505 Orchard Street	A.R.G. II, L.L.C.	15230	1182
57-2-02	020	Fairfax	3570 Chain Bridge Road	Northfax JV LLC	25751	1696
57-2-07	015-B	Resub FFX AC	McLean Avenue	Orchard RE Investments, LLC	23812	0494
57-2-08	005	Fairfax Acres	10508 Orchard Street	Orchard RE Investments, LLC	17602	0631
57-2-08	006	Fairfax Acres	10510 Orchard Street	Orchard RE Investments, LLC	19837	1921
57-2-08	007	Fairfax Acres	10512 Orchard Street	Orchard RE Investments, LLC	17434	444
57-2-08	008	Fairfax Acres	10514 Orchard Street	Orchard RE Investments, LLC	18388	265
57-2-08	010	Fairfax Acres	10515 Orchard Street	Orchard RE Investments, LLC	18823	1535
57-2-08	011	Fairfax Acres	10507 Orchard Street	A.R.G. II, L.L.C.	15230	1182
57-2-08	012	Fairfax Acres	10509 Orchard Street	A.R.G. II, L.L.C.	15339	102
57-2-08	013	Fairfax Acres	10511 Orchard Street	A.R.G. II, L.L.C.	15339	102
57-2-08	014	Fairfax Acres	10513 Orchard Street	A.R.G. II, L.L.C.	16739	1026
57-2-47	000-A	Bajaj	McLean Avenue	Orchard RE Investments, LLC	23812	0479

IV. SPECIFIC EQUITABLE OWNERSHIP DISCLOSURE

Northfax JV LLC, 3900 Jermantown Road, Ste. 300, Fairfax, VA 22030, Agent: John Napolitano, The Lann Companies, (703) 934-4600
A.R.G. II, L.L.C., 3900 Jermantown Road, Ste. 300, Fairfax, VA 22030, Agent: John Napolitano, The Lann Companies, (703) 934-4600
Orchard RE Investments, LLC, 3900 Jermantown Road, Ste. 300, Fairfax, VA 22030, Agent: John Napolitano, The Lann Companies, (703) 934-4600