

## TECHNICAL MEMORANDUM

To: Brooke Hardin, AICP  
CC: Russell Rosenberger  
Andrew Rosenberger  
Steve Marker  
Kathryn Taylor  
Lynne Strobel  
From: Steven Matthew Dauterman, EIT, RSP1  
Niraja Chandrapu, PE, PTOE  
Chad Baird  
Date: June 3, 2020  
Subject: Northfax Development – Proposed Senior Living Facility Parking Assessment

Director of Community Development & Planning City of Fairfax  
Madison Homes, Inc.  
Madison Homes, Inc.  
Brightview Senior Living  
Walsh, Colucci, Lubeley & Walsh, P.C.  
Walsh, Colucci, Lubeley & Walsh, P.C.  
Gorove Slade Associates Inc.  
Gorove Slade Associates Inc.  
Gorove Slade Associates Inc.

### Introduction

This memorandum presents the findings of a parking assessment conducted for the proposed senior living facility portion of the Northfax development within the City of Fairfax, Virginia. The projection of parking space needs was assessed based on the Institute of Transportation Engineer's (ITE's) parking generation rates, past experience of the operator, and the parking requirements per the City of Fairfax's *Zoning Ordinance*; and was compared to the number of spaces planned.

As discussed in this memorandum, the Applicant is requesting the City Council to modify the parking requirement to allow for an approximately 35% reduction in the required parking spaces (from the 194 spaces required prior to any reductions to the proposed 126 spaces) for the senior living facility. Based on anticipated future demand, the proposed 126 spaces would adequately serve the future parking demand.

### **Background**

The Northfax development would be generally located in the northwest quadrant of the intersection of Route 123 and Fairfax Boulevard (Rte. 29/50). The proposed redevelopment of the site would require a rezoning of the property. The parcels fronting Fairfax Boulevard and Chain Bridge Road are currently zoned CR (Commercial Retail District), while the interior parcels along Orchard Street are zoned RM (Residential Medium); the Applicant is proposing to rezone the subject property from the CR and RM districts to a PD-M (Planned Development Mixed Use) district.

The development will be constructed in two phases. Phase 1 is anticipated to be complete by 2023 and is the current application with respect to the site. The current development program for Phase 1 includes 56 multi-family residential units and a 200-unit senior living facility. Phase 2, which would be constructed as part of separate application, is anticipated to be complete by 2027 and consist of 25,000 square feet of commercial use (including retail space, office space, and restaurants) with approximately 180 residential dwelling units on the upper floors and a 140-room capacity hotel.

### **City of Fairfax Parking Requirements & Proposed Parking Supply**

As noted, this memorandum assesses the parking demand and supply for the proposed senior living facility portion of the Northfax development. The senior living facility is anticipated to have an upward capacity of 200 units, split between independent living, assisted living, and memory care units. A summary of the number of units and beds by each type is provided below:

- Independent Living:
  - 76 one-bedroom units and 38 two-bedroom units (152 beds total)

- Assisted Living:
  - 54 one-bedroom units and 6 two-bedroom units (66 beds total)
- Memory Care:
  - 24 studios and 2 one-bedroom units (26 beds total)

The City of Fairfax’s *Zoning Ordinance*, adopted in June 2016 and last amended June 2019, stipulates parking ratios (i.e., the number of parking spaces per unit type or square footage) required. A summary of the City’s parking requirements relevant to the senior facility is summarized below in Table 1.

**Table 1: City of Fairfax Parking Requirements**

Land Use	Parking Requirements	Required Spaces
Independent Living	1.5 Spaces per dwelling unit*	171.00
Assisted Living	1 Space per 4 Beds	16.50
Memory Care	1 Space per 4 Beds	6.50
<b>Total</b>		<b>194</b>

*Note: (\*) The 1.5 spaces per dwelling unit is based on the City’s guidelines for multifamily type land uses. Given the average age of an independent living resident, 82 years of age, it is anticipated this parking rate would be conservative given that many are not anticipated to own or operate personal vehicles.*

As can be seen the table above, the Northfax senior facility is mandated to provide a total of 194 parking spaces per the City’s *Zoning Ordinance*. The Applicant is planning to construct a total of 12 surface and 114 garage parking spaces (totaling 126 spaces), which would account for a reduction of approximately 35% from the City’s requirements.

Of note, the City’s *Zoning Ordinance* allows for a parking reduction of 20%, which could reduce the required parking spaces to 156. Based on previous discussions with the City, the Applicant is requesting the City Council to modify the parking requirement as part of the rezoning application.

**Anticipated Parking Demand (ITE Parking Generation)**

In order to assess if the proposed number of spaces would accommodate future demand, a future parking analysis was conducted based on the parking rates and methodology presented in the Institute of Transportation Engineer’s (ITE’s) *Parking Generation Manual*, 5<sup>th</sup> edition publication.

The *Parking Generation Manual* contains statistics that describe “current state-of-the-practice understanding of the relationship between parking demand and the many characteristics associated with an individual development site or land use.” The manual presents land use descriptions and data plots for 121 land use types with various time periods, independent variables, and area types in order to provide forecasts of maximum daily parking demand.

As noted previously, the proposed senior living facility is projected to have a capacity of up to 200 units. The units would be split between independent living, assisted living, and memory care. In order to assess the parking demand, the rates for ITE Land Use Code 252 (Senior Adult Housing – Attached) were utilized for the independent living units, and the rates for ITE Lane Use Code 254 (Assisted Living) were utilized for both the assisted living units and the memory care units. The independent variable used for ITE Land Use Code 252 was based on the number of dwelling units, whereas the independent variable used for ITE Lane Use Code 254 was based on the number of beds. These independent variables coincide with the City’s guidelines for parking requirements.

The resulting parking generation is presented in Table 2 and is based on the rates for a general “urban /suburban” setting. Additional documentation from ITE is presented in the Appendix.

**Table 2: Senior Living Facility Parking Demand – Based on ITE’s Parking Generation Manual (5 ED)**

Land Use	ITE Code	Size	Daily	
			Rate	Total
Senior Adult Housing - Attached (Independent Living)	252	114 DU	0.61	70
Assisted Living (Assisted Living and Memory Care)	254	66+26 Beds	0.39	36
<b>Total</b>				<b>106</b>

As can be seen in the table above, per ITE’s *Parking Generation Manual*, the proposed senior living facility is anticipated to require a daily maximum of 106 parking spaces in order to meet future demand (inclusive of residents, staff, and visitor needs). Thus, the proposed 126 parking space supply is anticipated to adequately serve future parking demand with an excess of 20 parking spaces at any given time.

**Anticipated Parking Demand (Brightview Historic Parking Rates)**

The proposed senior living facility is anticipated to be built, owned, and operated by Brightview Senior Living. Currently, Brightview operates more than 50 senior living facility in the East Coast with many of their site operating in urban environments, such as in the Rockville Town Center and in the Woodmont Triangle area of Bethesda, Maryland. The closest facilities to the proposed Northfax site are located in the Fair Oaks and Woodburn areas of Fairfax County.

Based on an assessment of six nearby Brightview sites, located within Fairfax County (Virginia) and Montgomery County (Maryland), it is anticipated that the projected parking ratio per unit is approximately 0.56 spaces and the parking ratio per bed is approximately 0.50 spaces. A summary of the six sites is presented below in Table 3.

**Table 3: Parking Ratios of Existing Brightview Sites Near the City of Fairfax**

Name	Total units	Total Beds	Parking Space	Parking / Unit	Parking / Bed
Fair Oaks	170	196	105	0.62	0.54
West End	198	236	123	0.62	0.52
Bethesda Woodmont	113	119	42	0.37	0.35
Great Falls	88	96	57	0.65	0.59
Grosvenor	96	100	47	0.49	0.47
Woodburn	100	114	63	0.63	0.55
<b>Average</b>	<b>128</b>	<b>144</b>	<b>73</b>	<b>0.56</b>	<b>0.50</b>

Assuming the above mentioned rates of 0.56 spaces per unit and the 0.50 spaces per bed, it is anticipated that the proposed senior living facility would require a 110 parking space supply, as shown below in Table 4.

**Table 4: Senior Living Facility Parking Demand – Based on Brightview Historic Parking Rates**

Land Use	Size	Daily	
		Rate	Total
Senior Adult Housing - Attached (Independent Living)	114 DU	0.56	64
Assisted Living (Assisted Living and Memory Care)	66+26 Beds	0.50	46
<b>Total</b>			<b>110</b>

**Additional Considerations – On-Street Parking**

In addition to the 126 on-site parking spaces, Orchard Street and the future extension of Farr Avenue are anticipated to supply 39 on-street parking spaces in their right-of-way as well as a single loading space for the senior facility. Though not included in this parking assessment as per the City’s guidelines, these curb parking spaces could absorb parking demand fluctuations in excess of the 126 spaces on occasion and in excess of the 106 parking space demand as per ITE projections.

### ***Additional Considerations – Parking Utilization***

The proposed 126 parking spaces will be utilized by the facility's residents, staff, and visitors. At this time, it is not anticipated that on-site parking will be assigned or specifically designated. Of note, at other Brightview facilities, management has recommended their staff to park further way from the front door of the building. A similar practice will be recommended at this site.

### ***Additional Considerations – Alternative Transportation Amenities***

At other similar facilities, Brightview has operated company owned vehicles (vans and sedans) for the purposes of transporting residents. Brightview is planning to provide this service at the Northfax location with two vehicles (one van and one sedan). The vehicles will be operated by Brightview staff for planned activities/events as well a pre-reserved service to take residents for errands/appointments upon request.

The van service for this site is not anticipated to operate as a Metro shuttle, but would provide residents an alternative transportation mode in order to get to and from major hotspots (such as retail centers, medical centers, community centers, and places of worship). The service will be provided routinely. Of note, this service is practiced at Brightview's Rockville Town Center location (West End), which is a close proxy for the proposed Northfax location with 198 units in a walkable, mixed-use environment.

Per a meeting between City staff and representatives of the Applicant on March 19, 2020, Transportation Demand Management (TDM) plan for the Northfax Development will submitted as a separate document to the City of Fairfax prior to Site Plan and would include this service as a component.

## **Conclusions**

This memorandum presents the findings of a parking assessment conducted for the proposed senior living facility portion of the Northfax development within the City of Fairfax, Virginia. This memorandum supports the following conclusions:

- Based on City guidelines, the site is required to provide a total of 194 parking spaces. With a 20% reduction allowable under the City's *Zoning Ordinance*, the parking requirements could be reduced to 156 parking spaces.
  - The Applicant is proposing to construct 126 spaces for the facility's residents, staff, and visitors. The 126 spaces would constitute a 35% reduction. Based on previous discussions with the City, the Applicant is requesting the City Council to modify the parking requirement as part of the rezoning application.
- The planned 126 spaces for the senior living facility are anticipated to adequately serve the future parking demand, based on either standard ITE data or Brightview's experience at similar operational facilities.
  - Based on ITE rates, a parking supply of 106 spaces would be required in order to meet anticipated demand. Thus, the proposed 126 parking spaces would accommodate the parking demand with an excess of 20 spaces.
  - Based on Brightview historic rates of nearby sites, a parking supply of 110 would be required in order to meet anticipated demand. Thus, the proposed 126 parking spaces would accommodate the parking demand with an excess of 16 spaces.

# **Technical Appendix**

**Appendix A: Excerpts from ITE's Parking Generation Manual (5<sup>th</sup> ED)**

**Appendix A:**  
Excerpts from ITE's Parking Generation Manual (5<sup>th</sup> ED)

# Land Use: 252 Senior Adult Housing—Attached

## Description

Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. This type of housing for active senior adults can take the form of bungalows, townhouses, and apartments. These developments may include limited social or recreational services. They generally lack centralized dining and on-site medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired. Congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related uses.

The minimum age thresholds for the study sites in the database are not known. It would be expected that a development with an age restriction of 55 would include more households with an employed resident than would a development with an age restriction of 65. How this age restriction affects parking demand cannot be determined from the available data.

## Additional Data

The average parking supply ratio for the three study sites in a general urban/suburban setting and with parking supply information is 0.9 spaces per dwelling unit.

The sites were surveyed in the 2000s in Pennsylvania.

*It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.*

## Source Number

431

# Land Use: 254 Assisted Living

## Description

An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required. Congregate care facility (Land Use 253), continuing care retirement community (Land Use 255), and nursing home (Land Use 620) are related uses.

## Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites), a Saturday (eight study sites), and a Sunday (nine study sites) in a general urban/suburban setting.



## EXHIBIT 15

	Potential Redevelopment LOW	Potential Redevelopment HIGH
<b><u>RESIDENTIAL REVENUES</u></b>		
Real Estate Tax	\$803,000	\$887,000
Personal Property Tax	\$109,000	\$133,000
Retail Sales Tax (1%)	\$13,000	\$15,000
Restaurant Tax (1% + 4%)	\$16,000	\$20,000
<b>TOTAL</b>	<b>\$941,000</b>	<b>\$1,055,000</b>
<b><u>RESIDENTIAL EXPENSES</u></b>		
Education	\$182,000	\$222,000
Police/Fire	\$272,000	\$301,000
Misc. Gov't	\$438,000	\$484,000
<b>TOTAL</b>	<b>\$892,000</b>	<b>\$1,007,000</b>
<b><u>COMMERCIAL REVENUES</u></b>		
Real Estate Tax	\$0	\$0
Transient Occ. & Rental Tax	\$22,000	\$33,000
Retail Sales Tax (1%)	\$0	\$0
Restaurant Tax (4%)	\$0	\$0
<i>(Less 1/8 resident spending)</i>	<i>\$0</i>	<i>\$0</i>
Sr. Living BPOL/BPP	\$15,000	\$19,000
Office BPOL/BPP	\$0	\$0
<b>TOTAL</b>	<b>\$37,000</b>	<b>\$52,000</b>
<b><u>COMMERCIAL EXPENSES</u></b>		
Police/Fire	\$0	\$0
Misc. Gov't	\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b>BALANCE</b>	<b>-\$29,000</b>	<b>\$215,000</b>

NOTICE OF PUBLIC HEARING  
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the City Council of the City of Fairfax will hold a regular meeting on Tuesday, July 14, 2020 at 7:00 p.m. This meeting is being held electronically pursuant to Ordinance No. 2020-13, and as otherwise permitted by law, and is available for live viewing on Cityscreen-12 (Channel 12 on Cox Cable and Verizon FIOS) and on the City's website. To access the live stream on the web, click on the "City Meetings" button on the City's Homepage ([www.fairfaxva.gov](http://www.fairfaxva.gov)) and then click on the "Watch Live!" button on the Meeting and Documents and Archived Media Webpage. Should City Hall be open to the public on the date of the hearing, the public is invited to attend in person and address Council with comments on the applications under consideration. The hearing will be held in Room 100 of City Hall at 10455 Armstrong Street, Fairfax, Virginia, 22030. The meeting will include public hearings to consider the following:

**Z-20-00006/SU-20-00007/SE-20-00150 (Deferred from June 23, 2020 to July 14, 2020)**

Request from Northfax JV LLC c/o The Lann Companies, applicant, by Walsh Colucci Lubeley & Walsh, P.C., agent/attorney, for consideration of a Zoning Map Amendment (Rezoning) pursuant to City Code Section 110-6.4 and Section 110-6.6, from RM Residential Medium and CR Commercial Retail to PD-M Planned Development-Mixed Use while retaining the Architectural Control Overlay District (ACOD), and approval of a Master Development Plan with modifications and commitments, pursuant to Section 110-3.8 (Planned Development Districts); to allow the development of townhouses, congregate living facility and assisted living facility, and a future development phase; a Special Use Permit pursuant to City Code Section 110-4.15 (Floodplain Regulations) to allow for disturbance in the 100-year floodplain boundary; and a Special Exception pursuant to City Code Section 110-4.18 (Chesapeake Bay Preservation) for disturbance of Resource Protection Area to build culvert and consideration of an amendment to the City of Fairfax Chesapeake Bay preservation area map; and for a Major Certificate of Appropriateness pursuant to City Code Section 110-6.5 for architecture and landscaping on the premises known as "Northfax West" and identified as 10516 Orchard Street (Tax Map 57-2-02-003), 10517 Orchard Street (Tax Map 57-2-02-005), 3590 Chain Bridge Road (Tax Map 57-2-02-017), 3580 Chain Bridge Road (Tax Map 57-2-02-018), 10505 Orchard Street (Tax Map 57-2-02-019), 3570 Chain Bridge Road (Tax Map 57-2-02-020), McLean Avenue (Tax Map 57-2-07-015-B), 10508 Orchard Street (Tax Map 57-2-08-005), 10510 Orchard Street (Tax Map 57-2-08-006), 10512 Orchard Street (Tax Map 57-2-08-007), 10514 Orchard Street (Tax Map 57-2-08-008), 10515 Orchard Street (Tax Map 57-2-08-010), 10507 Orchard Street (Tax Map 57-2-08-011), 10509 Orchard Street (Tax Map 57-2-08-012), 10511 Orchard Street (Tax Map 57-2-08-013), 10513 Orchard Street (Tax Map 57-2-08-014), and McLean Avenue (Tax Map 57-2-47-000-A).

Consideration of an ordinance permanently vacating, discontinuing and closing an approximately 13,433 square foot (0.30838 acre), more or less, portion of a public right-of-way (Orchard Street) within the City of Fairfax, including easements and a dedication of right-of-way for the realignment of Orchard Street and extension of Farr Avenue consistent with improvements shown on the Master Development Plan and the Statement of Commitments. Consideration of the vacation and dedication shall occur at the same meeting as consideration of the development application.

All interested parties are invited to watch the public hearings on Channel 12 and on the city's website at <https://www.fairfaxva.gov/services/about-us/city-meetings>, and may express their views by submitting an email to [publichearing@fairfaxva.gov](mailto:publichearing@fairfaxva.gov), through Connect2 via the homepage,

<https://www.fairfaxva.gov>, or by calling in at 571-282-3524 during the meeting. All reports will be available five (5) days prior to the meeting date on the City of Fairfax webpage at [www.fairfaxva.gov](http://www.fairfaxva.gov).

Melanie Crowder, City Clerk

July 1, 2020  
July 8, 2020



**AFFIDAVIT FOR POSTED NOTICE (SIGN)**

I, John E NAPOLITANO hereby affirm that I have received, read, understand and  
Applicant/Agent Name  
agree to abide by the 'Posted Notice Instructions to the Applicant' and location map depicting sign  
placement given to me on 7-2-20 as required by City Code, Chapter 110, Article  
6.2.5.B.3. Date

The subject property will be posted visibly and securely with 6 signs, from Thursday, July 2, 2020 to  
Tuesday, July 14, 2020, including the date of the public hearing as given on the sign(s).

Notices will not be placed on trees, utility poles, or traffic control signs or elsewhere in the public right-  
of-way. All posted notices will be removed no later than Friday, July 17, 2020.

A photo confirmation of the "Posted Notice" (sign) placement will be provided to the Zoning Office on  
date of placement.

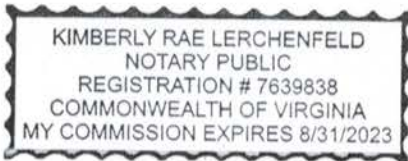
[Signature]  
Applicant/Agent Signature  
John E. NAPOLITANO

7-2-20  
Date

**APPLICANT/AGENT MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED**

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 2  
day of July, 2020, in the State of Virginia.

My commission expires 8/31/23.



[Signature]  
Notary Public/Registration No.

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

Associated Case # \_\_\_\_\_

Staff Initials \_\_\_\_\_

CITY OF FAIRFAX  
**PUBLIC HEARING  
NOTICE**  
City Council  
meeting on  
Deferment from Dec. 25, 2012 to Feb. 11, 2013  
Meeting available for the viewing and discussion of  
Ordinance 12 on Gas Cables and Tariffs (2012) and on the City's  
website. Should City Hall be open to the public on the date of the  
hearing, the public is invited to attend in person from 10:00 AM  
at City Hall at 1605 Armstrong Blvd, Fairfax, Virginia, 22033.  
**FOR ADDITIONAL INFORMATION:**  
Call 703 246 8888 or visit our website at [www.fairfaxva.gov](http://www.fairfaxva.gov)  
with any questions of city government. Thank You!



CITY OF FAIRFAX  
**PUBLIC HEARING  
NOTICE**  
City Council  
meeting on

Deferral from June 28, 2017 to July 11, 2017

Meeting available for live viewing on Channel 12 (Charlottesville) and Channel 102.5 (Fairfax) on the City's website. Should City Hall be open to the public on the day of the hearing, the public is invited to attend in person in Room 102 of City Hall at 10435 Arroyo Street, Fairfax, VA 22030.

**FOR ADDITIONAL INFORMATION**  
Call 703-245-2117 or visit [www.fairfaxva.gov](http://www.fairfaxva.gov) for more information.  
Web: [www.fairfaxva.gov](http://www.fairfaxva.gov)

bambau  
RESTAURANT



CITY OF AMAL  
**PUBLIC HEARING  
NOTICE**  
City Council  
[The following text on the sign is too small to read accurately but appears to be a formal notice regarding a public hearing.]



**CITY OF PALM BEACH**  
**PUBLIC HEARING**  
**NOTICE**  
**City Council**  
meeting on

Monday, June 11, 2013 at 7:00 PM

Agenda Item # 10 - 10:00 AM

Planning Board - 10:00 AM

City Council - 7:00 PM

City Council Meeting Room  
City Hall  
101 South Dixie Highway  
Palm Beach, Florida 33480

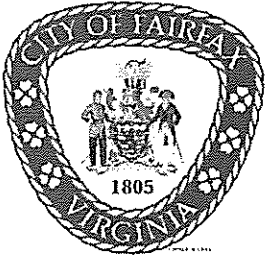
For more information, please contact the Planning Department at 561-832-2500.





CITY OF FAIRFAX  
**PUBLIC HEARING  
NOTICE**  
City Council  
meeting on  
Deferred from June 21, 2023 to July 11, 2023 2:00 PM  
Meeting available for public viewing on YouTube on 7/11  
(Channel of 22 on Cox Cable and Verizon FIOS) and on the City's  
website. Should City Hall be open to the public on the date of the  
hearing, the public is invited to attend in person in Room 100  
of City Hall at 14015 Armstrong Blvd, Fairfax, Virginia, 22034.  
**FOR ADDITIONAL INFORMATION:**  
Call 703.246.2174 or visit the City's website at [www.fairfaxva.gov](http://www.fairfaxva.gov)

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**City of Fairfax, Virginia**

10455 Armstrong Street · Fairfax, VA 22030-3630  
703-385-7930 · [www.fairfaxva.gov](http://www.fairfaxva.gov)

July 2, 2020

Re: Northfax West

Dear Property Owner:

Current City real estate records indicate that you are the owner of land near or adjacent to the property which is the subject of the above-referenced application. Pursuant to City Code Section 110-6.B.2 you are hereby notified that **the City Council will hold its meeting on Tuesday, July 14, 2020 at 7:00 p.m. This meeting is being held electronically pursuant to Ordinance No. 2020-13, and as otherwise permitted by law, and is available for live viewing on Cityscreen-12 (Channel 12 on Cox Cable and Verizon Fios) and on the City's website. To access the live stream on the web, click on the City Meetings" button on the City's Homepage ([www.fairfaxva.gov](http://www.fairfaxva.gov)) and then click on the "Watch Live!" button on the Meeting and Documents and Archived Media Webpage. Should City Hall be open to the public on the date of the hearing, the public is invited to attend in person in Room 100 of City Hall at 10455 Armstrong Street, Fairfax, Virginia, 22030. This meeting will consider the following:**

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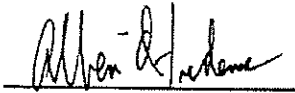
010), 10507 Orchard Street (Tax Map 57-2-08-011), 10509 Orchard Street (Tax Map 57-2-08-012), 10511 Orchard Street (Tax Map 57-2-08-013), 10513 Orchard Street (Tax Map 57-2-08-014), and McLean Avenue (Tax Map 57-2-47-000-A).

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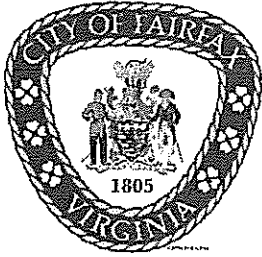
If you have questions regarding the application, please call the Zoning Office at 703-385-7820.

Sincerely,



Albert Frederick  
Planner III

cc: Jason Sutphin



**City of Fairfax, Virginia**

10455 Armstrong Street · Fairfax, VA 22030-3630  
703-385-7930 · [www.fairfaxva.gov](http://www.fairfaxva.gov)

July 2, 2020

Barbara Byron  
Planning Division  
Fairfax County Dept. of Planning and Development  
12055 Government Center Pkwy, Suite 1048  
Fairfax, Virginia 22035

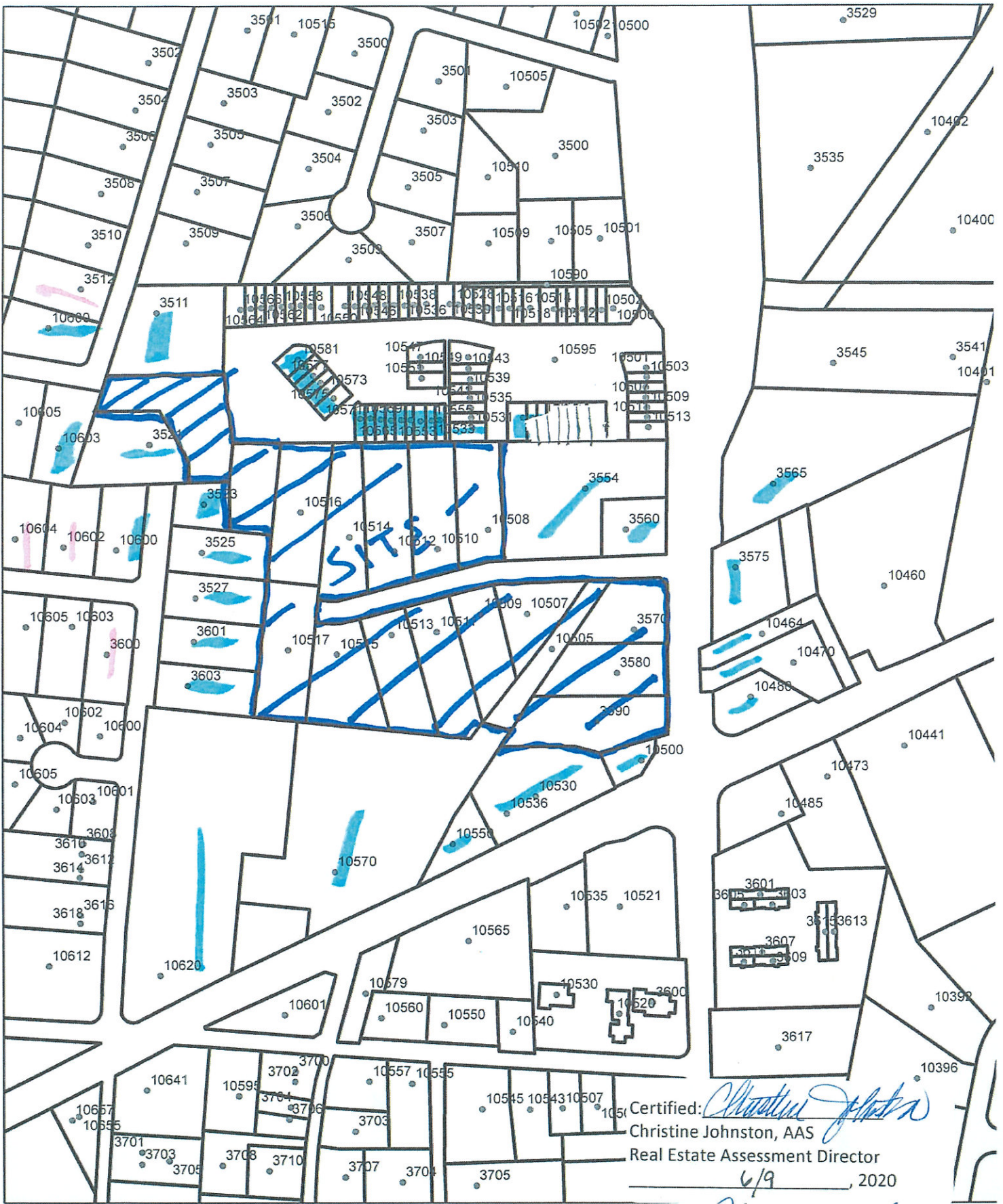
Re: Northfax West

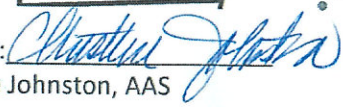
Pursuant to Section 15.2-2204 (amended) of the Code of Virginia, enclosed is the legal notification for the above-referenced application. For additional information, please call the Department of Community Development and Planning at 703-385-7820 or Alexis El-Hage at [alexis.el-hage@fairfaxva.gov](mailto:alexis.el-hage@fairfaxva.gov)

Sincerely,

Albert Frederick  
Planner III

Enclosure



Certified:   
 Christine Johnston, AAS  
 Real Estate Assessment Director

6/9, 2020

# Northfax West



BARBARA BYRON PLANNING DIVISION FAIRFAX COUNTY PLANNING 12055 GOVERNMENT CENTER PKWY, 1048 FAIRFAX VA 22030	TERAN RIFARACHY INVESTMENT GROUP LLC 4002 OAK HILL DR ANNANDALE VA 22003	LINDA DAVIS 3601 MCLEAN AVE FAIRFAX VA 22030
NICK CAINE MCWILLIAMS BALLARD 1029 N. ROYAL ST, STE 301 ALEXANDRIA VA 22314	PETER & KATHLEEN TYSON 10603 HOWERTON AVE FAIRFAX VA 22030	NADER & FATIN ELHAJJ 3603 MCLEAN AVE FAIRFAX VA 22030
ASSEMBLY HOA MR. MATT MOORE 10506 ASSEMBLY DR FAIRFAX VA 22030	LAURENCE & DANA BRADFORD 10600 ORACHARD ST FAIRFAX VA 22030	RONALD & BARBARA FOWLER 3511 PERRY ST FAIRFAX VA 22030
COBDDALE CIVIC ASSOCIATION MR. RAYMOND GIROUARD 3509 WINSTON PL FAIRFAX VA 22030	LAM NGUYEN TIEN LY 10602 ORCHARD ST FAIRFAX VA 22030	JOHN & ANN SULLIVAN 3512 PERRY ST FAIRFAX VA 22030
LIMEWOOD MEWS HOA MR. ERIC WILSON 3707 JENNY LYNNE LN FAIRFAX VA 22030	THOMAS & MARYLOU FEEHAN 10604 ORCHARD ST FAIRFAX VA 22030	J & J TEAM OF FAIRFAX LLC 6820-B COMMERCIAL DR SPRINGFIELD VA 22151
HISTORIC FAIRFAX NEIGHBORHOOD MS. JOYCE CUSACK 3905 KEITH AVE FAIRFAX VA 22030	SANJAY & PRIYANKA BAJAJ 3521 MCLEAN AVE FAIRFAX VA 22030	BURKE PETROLEUM REALTY LLC 6820 B COMMERCIAL DR SPRINGFIELD VA 22151
FAIRFAX HARBOR REAL ESTATE LLC 540 GAITHER RD STE 100 ROCKVILLE MD 20850	SUN & SANG HWANG 3525 MCLEAN AVE FAIRFAX VA 22030	CITY OF FAIRFAX 10455 ARMSTRONG ST FAIRFAX VA 22030 • FOR RECORD
MCKAY FAMILY INVESTMENT CO LLC C/O CHRIS SWANN 1247 HARBOR ISLAND WALK BALTIMORE MD 21230	HUSSAIN ALADHAB PARIS KAHASSAF 3523 MCLEAN AVE FAIRFAX VA 22030	GLASCOCK & SONS LP PO BOX 160 FAIRFAX VA 22038
PMG NORTHERN VIRGINIA LLC 3259 RESEARCH CT WOODBIDGE VA 22192	MICHEL & MARIE ACKBY 3527 MCLEAN AVE FAIRFAX VA 22030	ALPINE SCHUILING T INC HELEN SCHUILING 45 CALIBOGUE CAY N HILTON HEAD SC 29928
ELE N.A. LLC 3900 JERMANTOWN RD FAIRFAX VA 22030	SIMON & YEN CHU 3600 MCLEAN AVE FAIRFAX VA 22030	BRANCH AVENUE ASSOCIATES LLC 7550 WISCONSIN AVE #600 BETHESDA MD 20814

MARCELLO SANDOVAL  
KELSEY BEERMAN  
10531 ASSEMBLY DR  
FAIRFAX VA 22030

MARK & LAUREN BISBEE  
10571 ASSEMBLY DR  
FAIRFAX VA 22030

GEROGE HOFFMAN  
10553 ASSEMBLY DR  
FAIRFAX VA 22030

SATOSHI & YOKO AKIBA  
10573 ASSEMBLY DR  
FAIRFAX VA 22030

KYAW OO  
10555 ASSEMBLY DR  
FAIRFAX VA 22030

JAMES WORTHEN  
10575 ASSEMBLY DR  
FAIRFAX VA 22030

ANDREW QUOCTRAN  
10557 ASSEMBLY DR  
FAIRFAX VA 22030

HYUNG SUN & SONG LEE  
10577 ASSEMBLY DR  
FAIRFAX VA 22030

THE BOARD OF TRUSTEES OF THE  
ARLINGTON DISTRICT OF THE ANNUAL  
CONFERENCE OF THE UNITED METHODIST  
CHURCH  
10559 ASSEMBLY DR  
FAIRFAX VA 22030

ELIZABETH MONIZ  
10579 ASSEMBLY DR  
FAIRFAX VA 22030

GARY PISNER  
10561 ASSEMBLY DR  
FAIRFAX VA 22030

WIGGINS BALISLE  
10581 ASSEMBLY DR  
FAIRFAX VA 22030

GARRETT SMITH  
10563 ASSEMBLY DR  
FAIRFAX VA 22030

BURNELL & JUILANA NELSON  
10565 ASSEMBLY DR  
FAIRFAX VA 22030

DIANNE WARD  
10567 ASSEMBLY DR  
FAIRFAX VA 22030

STEPHANIE DIDOMENICO  
10569 ASSEMBLY DR  
FAIRFAX VA 22030



## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 025	Account Number 11661	
Property Owner FAIRFAX HARBOR REAL ESTATE, LLC	Property Location 3565 CHAIN BRIDGE RD FAIRFAX	
Mailing Address 540 GAITHER RD STE 100	Property Use	
City ROCKVILLE	Most Recent Sale Date 7/31/2017	
Mailing State MD Zip 20850	Legal Reference 25134-0847	
ParcelZoning Commercial Retail	Grantor WPPI FAIRFAX RI, LLC	
Tax Exempt No	Sale Price 25,350,000	
	Land Area 2.553 acres	
	Type <b>Commerical Sale incl. value other than RE-1 parcel</b>	

### Current Property Assessment

Card 1 Value	Land Value 5,004,800	Building Value 15,850,500	Total Value 20,855,300
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### Building Description

Building Style HOTEL	# of Living Units 155	Flooring Type N/A
Year Built 2011	Roof Structure Flat	Heating Type N/A
Building Grade Good Plus	Roof Cover Tar & Gravel	Heating Fuel N/A
Building Condition N/A	Siding Brick	Air Conditioning 0%
Above Grade Floor Area (SF) 106,080	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 106,080	# of Bedrooms 155	# of Full Baths 0
Number Rooms 155	# of 1/2 Baths 0	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

VA DEPT OF HWY RT 123-121968 SF, T13-555 LESS DEDICATION ALONG 123; 111,218 SF OR 2.55321 AC 21038-1565

### Narrative Description of Property

This property contains 2.553 acres of land mainly classified as with a(n) HOTEL style building, built about 2011 , having Brick exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 155 residential unit(s), 155 room(s), 155 bedroom(s), 0 bath(s), 0 half bath(s).

#### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 024 B	Account Number 39732
Property Owner MCKAY FAMILY INVESTMENT CO LLC	Property Location 3575 CHAIN BRIDGE RD FAIRFAX
C/O CHRIS SWANN,	Property Use
Mailing Address 1247 HARBOR ISLAND WALK	Most Recent Sale Date 8/1/2006
City BALTIMORE	Legal Reference 18653-740
Mailing State MD Zip 21230	Grantor MCKAY JAMES R
ParcelZoning Commercial Retail	Sale Price 0
Tax Exempt No	Land Area 0.322 acres
	Type Does Not Appear Valid

### Current Property Assessment

Card 1 Value	Land Value 560,900	Building Value 11,000	Total Value 571,900
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### Building Description

Building Style N/A	# of Living Units 0	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

CHAIN BRIDGE RD 14022 SF 3086-596

### Narrative Description of Property

This property contains 0.322 acres of land mainly classified as with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 08 003 A	Account Number 56302
Property Owner PMG NORTHERN VIRGINIA LLC	Property Location 3560 CHAIN BRIDGE RD FAIRFAX
Mailing Address 3259 RESEARCH CT	Property Use
City WOODBRIDGE	Most Recent Sale Date 11/2/2009
Mailing State VA Zip 22192-4632	Legal Reference 20769-1728
Parcel/Zoning Commercial Retail	Grantor MOTIVA ENTERPRISES LLC
Tax Exempt No	Sale Price 518,000
	Land Area 0.400 acres
	Type <b>Commercial-General</b>

### Current Property Assessment

Card 1 Value	Land Value 958,800	Building Value 261,500	Total Value 1,220,300
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### Building Description

Building Style SERVICE ST	# of Living Units 0	Flooring Type N/A
Year Built 1962	Roof Structure Gable	Heating Type N/A
Building Grade Average	Roof Cover Asphalt	Heating Fuel N/A
Building Condition N/A	Siding Brick	Air Conditioning 0%
Above Grade Floor Area (SF) 1,624	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,624	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX ACRES SEC 2 PT LT 1 - 17433 SF

### Narrative Description of Property

This property contains 0.400 acres of land mainly classified as with a(n) SERVICE ST style building, built about 1962, having Brick exterior and Asphalt roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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**Unofficial Property Record Card - Fairfax, VA**

**General Property Data**

Parcel ID 57 2 08 004 A	Account Number 680524
Property Owner ELE N. A., LLC	Property Location 3554 CHAIN BRIDGE RD FAIRFAX
Mailing Address 3900 JERMANTOWN RD	Property Use
City FAIRFAX	Most Recent Sale Date 8/28/2015
Mailing State VA Zip 22030	Legal Reference 24268-1935
Parcel Zoning Commercial Office	Grantor ELE N. A. & HOLLYOAK INC
Tax Exempt No	Sale Price 0
	Land Area 1.713 acres
	Type <b>No Consideration</b>

**Current Property Assessment**

Card 1 Value	Land Value 2,984,300	Building Value 2,671,300	Total Value 5,655,600
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**Building Description**

Building Style OFFICE	# of Living Units 0	Flooring Type N/A
Year Built 1986	Roof Structure Flat	Heating Type N/A
Building Grade Average	Roof Cover Tar & Gravel	Heating Fuel N/A
Building Condition N/A	Siding Brick	Air Conditioning 0%
Above Grade Floor Area (SF) 44,400	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 44,400	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

**Utilities Information**

Water	Public Water Available
Sewer	Public Sewer Available

**Legal Description**

FAIRFAX ACRES LT 4A - 74607 SF 7049-1174

**Narrative Description of Property**

This property contains 1.713 acres of land mainly classified as with a(n) OFFICE style building, built about 1986 , having Brick exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 47 4 04 026	Account Number 63458	
Property Owner TERAN RIFARACHY INVESTMENT GROUP, LLC	Property Location 10600 HOWERTON AVE FAIRFAX	
Mailing Address 4002 OAK HILL DR	Property Use	
	Most Recent Sale Date 7/2/2018	
City ANNANDALE	Legal Reference 25466-0256	Grantor NEWMAN CHARLES M
Mailing State VA Zip 22003	Sale Price 605,000	
Parcel Zoning Residential Low	Land Area 0.512 acres	
Tax Exempt No	Type Existing Single Family	

### Current Property Assessment

Card 1 Value	Land Value 218,700	Building Value 408,900	Total Value 627,600
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### Building Description

Building Style Rambler	# of Living Units 1	Flooring Type Hardwood
Year Built 1955	Roof Structure N/A	Heating Type FHW-Oil
Building Grade N/A	Roof Cover Tar & Gravel	Heating Fuel OIL
Building Condition N/A	Siding Comb-Brk/Fra	Air Conditioning 0%
Above Grade Floor Area (SF) 3,438	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 3,438	# of Bedrooms 5	# of Full Baths 3
Number Rooms 10	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

COBBDALE SEC 1 LOT 26 22300 SF 2950-244

### Narrative Description of Property

This property contains 0.512 acres of land mainly classified as with a(n) Rambler style building, built about 1955, having Comb-Brk/Fra exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 5 bedroom(s), 3 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 1 05 022	Account Number 51874
Property Owner TYSONS PETER P TYSON KATHLEEN A	Property Location 10603 HOWERTON AVE FAIRFAX
Mailing Address 10603 HOWERTON AVE	Property Use .
City FAIRFAX	Most Recent Sale Date 10/31/2019
Mailing State VA Zip 22030	Legal Reference 25960-1210
Parcel Zoning Residential Low	Grantor CONTRISTAN JIMMY B
Tax Exempt No	Sale Price 650,000
	Land Area 0.519 acres
	Type Existing Single Family

### Current Property Assessment

Card 1 Value	Land Value 218,700	Building Value 431,000	Total Value 649,700
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Other
Year Built 1985	Roof Structure N/A	Heating Type Heat Pump
Building Grade N/A	Roof Cover Composition	Heating Fuel N/A
Building Condition N/A	Siding Vinyl Siding	Air Conditioning 100%
Above Grade Floor Area (SF) 2,648	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 2,648	# of Bedrooms 4	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 1	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

COBDDALE SEC 1 LT 22 - 22596SF 6086-56

### Narrative Description of Property

This property contains 0.519 acres of land mainly classified as with a(n) Colonial style building, built about 1985, having Vinyl Siding exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 1 04 014	Account Number 52557
Property Owner BRADFORD LAURENCE C BRADFORD DANA A	Property Location 10600 ORCHARD ST FAIRFAX
Mailing Address 10600 ORCHARD ST	Property Use
City FAIRFAX	Most Recent Sale Date 8/8/2008
Mailing State VA Zip 22030	Legal Reference 20062-1221
ParcelZoning Residential Medium	Grantor SERAFIN JOSEPH
Tax Exempt No	Sale Price 310,000
	Land Area 0.560 acres
	Type Existing Single Family

#### Current Property Assessment

Card 1 Value	Land Value 302,200	Building Value 571,700	Total Value 873,900
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#### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2009	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Vinyl Siding	Air Conditioning 100%
Above Grade Floor Area (SF) 4,072	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 4,072	# of Bedrooms 5	# of Full Baths 3
Number Rooms 13	# of 1/2 Baths 1	

#### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

FAIRFAX ACRES LT 14 - 24408 SF

#### Narrative Description of Property

This property contains 0.560 acres of land mainly classified as with a(n) Colonial style building, built about 2009 , having Vinyl Siding exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 13 room(s), 5 bedroom(s), 3 bath(s), 1 half bath (s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 1 04 025	Account Number 52568
Property Owner NGUYEN LAM T LY TIEN	Property Location 10602 ORCHARD ST FAIRFAX
Mailing Address 10602 ORCHARD ST	Property Use
City FAIRFAX	Most Recent Sale Date 11/19/2007
Mailing State VA Zip 22030	Legal Reference 19664-0632
Parcel Zoning Residential Medium	Grantor SERAFIN JOSEPH
Tax Exempt No	Sale Price 759,400
	Land Area 0.507 acres
	Type Existing Single Family

### Current Property Assessment

Card 1 Value	Land Value 295,300	Building Value 423,100	Total Value 719,400
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2006	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Vinyl Siding	Air Conditioning 100%
Above Grade Floor Area (SF) 2,968	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 2,968	# of Bedrooms 4	# of Full Baths 2
Number Rooms 11	# of 1/2 Baths 1	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX ACRES LT 25 - 22075 SF

### Narrative Description of Property

This property contains 0.507 acres of land mainly classified as with a(n) Colonial style building, built about 2006, having Vinyl Siding exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 11 room(s), 4 bedroom(s), 2 bath(s), 1 half bath (s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 1 04 026	Account Number 13561
Property Owner FEEHAN THOMAS P	Property Location 10604 ORCHARD ST FAIRFAX
FEEHAN MARYLOU	Property Use
Mailing Address 10604 ORCHARD ST	Most Recent Sale Date 4/23/1999
City FAIRFAX	Legal Reference 10886-683
Mailing State VA Zip 22030	Grantor PROSPECT WEST LLC
Parcel Zoning Residential Medium	Sale Price 357,715
Tax Exempt No	Land Area 0.506 acres
	Type <b>NEW Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value 246,700	Building Value 444,400	Total Value 691,100
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type W/W Carpet
Year Built 1999	Roof Structure Gable	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Vinyl Siding	Air Conditioning 100%
Above Grade Floor Area (SF) 3,144	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 3,144	# of Bedrooms 4	# of Full Baths 3
Number Rooms 10	# of 1/2 Baths 1	

### Utilities Information

Water Public Water Available  
Sewer N/A

### Legal Description

FAIRFAX ACRES LT 26 - 22055 SF 9852-0808

### Narrative Description of Property

This property contains 0.506 acres of land mainly classified as with a(n) Colonial style building, built about 1999 , having Vinyl Siding exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 4 bedroom(s), 3 bath(s), 1 half bath (s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 47 001	Account Number 702448
Property Owner BAJAJ SANJAY	Property Location 3521 MCLEAN AVE FAIRFAX
BAJAJ PRIYANKA	Property Use
Mailing Address 3521 MCLEAN AVE	Most Recent Sale Date 9/18/2014
	Legal Reference 23803-0185
City FAIRFAX	Grantor BAJAJ SANJAY
Mailing State VA Zip 22030-3007	Sale Price 0
ParcelZoning Residential Medium	Land Area 0.775 acres
Tax Exempt No	Type N/A

### Current Property Assessment

Card 1 Value	Land Value 328,400	Building Value 737,500	Total Value 1,065,900
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2007	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 5,327	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 5,327	# of Bedrooms 7	# of Full Baths 6
Number Rooms 18	# of 1/2 Baths 1	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

BAJAJ SUBDIVISION LOT 1 33760 SF DEED BK 23803 PG 0185

### Narrative Description of Property

This property contains 0.775 acres of land mainly classified as with a(n) Colonial style building, built about 2007, having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 18 room(s), 7 bedroom(s), 6 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 07 016	Account Number 44400
Property Owner HWANG SUN W	Property Location 3525 MCLEAN AVE FAIRFAX
HWANG SSANG YE	Property Use
Mailing Address 3525 MCLEAN AVE	Most Recent Sale Date 3/31/2017
	Legal Reference 24993-400
City FAIRFAX	Grantor OBANNON BARBARA KEARNS (TRS)
Mailing State VA      Zip 22030	Sale Price 450,000
Parcel/Zoning Residential Medium	Land Area 0.505 acres
Tax Exempt No	Type Estate Sale

### Current Property Assessment

Card 1 Value	Land Value 246,700	Building Value 271,500	Total Value 518,200
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### Building Description

Building Style Rambler	# of Living Units 1	Flooring Type Hardwood
Year Built 1957	Roof Structure Gable	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Brick	Air Conditioning 0%
Above Grade Floor Area (SF) 1,300	Interior Walls Plaster	# of Fireplaces 0
Total Floor Area (SF) 1,300	# of Bedrooms 3	# of Full Baths 3
Number Rooms 6	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX ACRES LT 16 - 22000 SF

### Narrative Description of Property

This property contains 0.505 acres of land mainly classified as with a(n) Rambler style building, built about 1957, having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 3 bath(s), 0 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 07 015 A	Account Number 702452
Property Owner ALADHAB HUSSAIN	Property Location 3523 MCLEAN AVE FAIRFAX
KAHASSAF PARIS	Property Use
Mailing Address 3523 MCLEAN AVE	Most Recent Sale Date 6/3/2019
	Legal Reference 25767-1540
City FAIRFAX	Grantor BAJAJ MONAWAR L
Mailing State VA Zip 22030	Sale Price 900,000
ParcelZoning Residential Medium	Land Area 0.287 acres
Tax Exempt No	Type Existing Single Family

#### Current Property Assessment

Card 1 Value	Land Value 267,200	Building Value 616,800	Total Value 884,000
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#### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2008	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Good	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding HARDIPLANK	Air Conditioning 100%
Above Grade Floor Area (SF) 3,888	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 3,888	# of Bedrooms 7	# of Full Baths 5
Number Rooms 14	# of 1/2 Baths 0	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

RESUB OF FAIRFAX ACRES LOT 15 A 12509 SF DEED BK 23803 PG 0194

#### Narrative Description of Property

This property contains 0.287 acres of land mainly classified as with a(n) Colonial style building, built about 2008 , having HARDIPLANK exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 14 room(s), 7 bedroom(s), 5 bath(s), 0 half bath (s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 004	Account Number 62662
Property Owner ACKBY MICHEL B ACKBY ANNE MARIE	Property Location 3527 MCLEAN AVE FAIRFAX
Mailing Address 3527 MCLEAN AVE	Property Use
City FAIRFAX	Most Recent Sale Date 5/15/1985
Mailing State VA Zip 22030	Legal Reference 6146-526
Parcel Zoning Residential Medium	Grantor WEAVER WELDON D & DORIS ANN
Tax Exempt No	Sale Price 130,000
	Land Area 0.505 acres
	Type N/A

### Current Property Assessment

Card 1 Value	Land Value 246,000	Building Value 295,000	Total Value 541,000
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### Building Description

Building Style Rambler	# of Living Units 1	Flooring Type N/A
Year Built 1957	Roof Structure N/A	Heating Type FHA-Gas
Building Grade N/A	Roof Cover N/A	Heating Fuel GAS
Building Condition N/A	Siding N/A	Air Conditioning 100%
Above Grade Floor Area (SF) 1,596	Interior Walls N/A	# of Fireplaces 2
Total Floor Area (SF) 1,596	# of Bedrooms 3	# of Full Baths 2
Number Rooms 9	# of 1/2 Baths 1	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX VIENNA RD 21997 SF

### Narrative Description of Property

This property contains 0.505 acres of land mainly classified as with a(n) Rambler style building, built about 1957, having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 3 bedroom(s), 2 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 1 04 019	Account Number 9838
Property Owner CHU SIMON S	Property Location 3600 MCLEAN AVE FAIRFAX
CHU KIM YEN K	Property Use
Mailing Address 3600 MCLEAN AVE	Most Recent Sale Date 1/26/1998
	Legal Reference 10244-1493
City FAIRFAX	Grantor CHU CHEUNG K
Mailing State VA Zip 22030	Sale Price 0
Parcel Zoning Residential Medium	Land Area 0.503 acres
Tax Exempt No	<b>Type Does Not Appear Valid</b>

### Current Property Assessment

Card 1 Value	Land Value 293,400	Building Value 790,400	Total Value 1,083,800
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2009	Roof Structure N/A	Heating Type FHA-Gas
Building Grade Good Plus	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Vinyl Siding	Air Conditioning 100%
Above Grade Floor Area (SF) 5,722	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 5,722	# of Bedrooms 4	# of Full Baths 6
Number Rooms 8	# of 1/2 Baths 1	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX ACRES LT 19 - 21914 SF 9893-1538

### Narrative Description of Property

This property contains 0.503 acres of land mainly classified as with a(n) Colonial style building, built about 2009, having Vinyl Siding exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 6 bath(s), 1 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 07 017	Account Number 14266
Property Owner DAVIS LINDA J (TRS)	Property Location 3601 MCLEAN AVE FAIRFAX
LINDA J. DAVIS LIVING TRUST	Property Use
Mailing Address 3601 MCLEAN AVE	Most Recent Sale Date 4/8/2011
City FAIRFAX	Legal Reference 21628-0500
Mailing State VA Zip 22030	Grantor DAVIS LINDA J
Parcel Zoning Residential Medium	Sale Price 0
Tax Exempt No	Land Area 0.505 acres
	Type No Consideration

#### Current Property Assessment

Card 1 Value	Land Value 246,700	Building Value 309,100	Total Value 555,800
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#### Building Description

Building Style Rambler	# of Living Units 1	Flooring Type N/A
Year Built 1962	Roof Structure Gable	Heating Type FHA-Gas
Building Grade Average	Roof Cover Composition	Heating Fuel GAS
Building Condition N/A	Siding Comb-Brk/Vin	Air Conditioning 100%
Above Grade Floor Area (SF) 1,650	Interior Walls N/A	# of Fireplaces 2
Total Floor Area (SF) 1,650	# of Bedrooms 3	# of Full Baths 2
Number Rooms 8	# of 1/2 Baths 0	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

FAIRFAX ACRES LT 17 - 22000 SF

#### Narrative Description of Property

This property contains 0.505 acres of land mainly classified as with a(n) Rambler style building, built about 1962 , having Comb-Brk/Vin exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

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**Unofficial Property Record Card - Fairfax, VA**

**General Property Data**

Parcel ID 57 2 07 018	Account Number 21356
Property Owner ELHAJJ NADER R ELHAJJ FATIN M	Property Location 3603 MCLEAN AVE FAIRFAX
Mailing Address 3603 MCLEAN AVE	Property Use
City FAIRFAX	Most Recent Sale Date 7/27/2007
Mailing State VA Zip 22030	Legal Reference 19480-0794
Parcel/Zoning Residential Medium	Grantor GAWEN M TAYLOR JR
Tax Exempt No	Sale Price 395,000
	Land Area 0.505 acres
	Type Existing Single Family

**Current Property Assessment**

Card 1 Value	Land Value 296,300	Building Value 738,600	Total Value 1,034,900
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**Building Description**

Building Style Colonial	# of Living Units 1	Flooring Type Hardwood
Year Built 2008	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Good	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 5,609	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 5,609	# of Bedrooms 6	# of Full Baths 6
Number Rooms 12	# of 1/2 Baths 1	

**Utilites Information**

Water	Public Water Available
Sewer	Public Sewer Available

**Legal Description**

FAIRFAX ACRES LT 18 - 22000 SF

**Narrative Description of Property**

This property contains 0.505 acres of land mainly classified as with a(n) Colonial style building, built about 2008 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 12 room(s), 6 bedroom(s), 5 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 001 A	Account Number 11412
Property Owner FOWLER RONALD J FOWLER BARBARA A	Property Location 3511 PERRY ST FAIRFAX
Mailing Address 3511 PERRY ST	Property Use
City FAIRFAX	Most Recent Sale Date 4/6/1984
Mailing State VA Zip 22030	Legal Reference 5923-1416
Parcel Zoning Residential Medium	Grantor FOWLER RONALD J & BARBARA A ET A
Tax Exempt No	Sale Price 71,500
	Land Area 1.044 acres
	Type Does Not Appear Valid

### Current Property Assessment

Card 1 Value	Land Value 240,100	Building Value 459,200	Total Value 699,300
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### Building Description

Building Style Colonial	# of Living Units 1	Flooring Type N/A
Year Built 1984	Roof Structure N/A	Heating Type Heat Pump
Building Grade Average	Roof Cover Composition	Heating Fuel N/A
Building Condition N/A	Siding Aluminum Sid	Air Conditioning 100%
Above Grade Floor Area (SF) 3,662	Interior Walls N/A	# of Fireplaces 1
Total Floor Area (SF) 3,662	# of Bedrooms 6	# of Full Baths 2
Number Rooms 11	# of 1/2 Baths 1	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX VIENNA RD 45467 SF 5923-1416

### Narrative Description of Property

This property contains 1.044 acres of land mainly classified as with a(n) Colonial style building, built about 1984, having Aluminum Sid exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 11 room(s), 6 bedroom(s), 2 bath(s), 1 half bath (s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 47 4 04 027	Account Number 64653
Property Owner SULLIVAN JOHN C SULLIVAN ANN A	Property Location 3512 PERRY ST FAIRFAX
Mailing Address 3512 PERRY ST	Property Use
City FAIRFAX	Most Recent Sale Date 8/17/1999
Mailing State VA Zip 22030	Legal Reference 11050-1802
Parcel Zoning Residential Low	Grantor WINSHURST THOMAS H. E.
Tax Exempt No	Sale Price 239,000
	Land Area 0.518 acres
	Type Existing <b>Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value 243,000	Building Value 354,200	Total Value 597,200
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### Building Description

Building Style Rambler	# of Living Units 1	Flooring Type Hardwood
Year Built 1957	Roof Structure N/A	Heating Type FHW-Oil
Building Grade Average	Roof Cover Composition	Heating Fuel OIL
Building Condition N/A	Siding Mas vnr/sid	Air Conditioning 0%
Above Grade Floor Area (SF) 1,624	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 1,624	# of Bedrooms 4	# of Full Baths 3
Number Rooms 6	# of 1/2 Baths 1	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

COBBDAL SEC 1 LOT 27 22575 SF 2639-48

### Narrative Description of Property

This property contains 0.518 acres of land mainly classified as with a(n) Rambler style building, built about 1957 , having Mas vnr/sid exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 02 023	Account Number 33178
Property Owner J & J TEAM OF FAIRFAX, LLC	Property Location 10464 FAIRFAX BLVD FAIRFAX
	Property Use
Mailing Address 6820-B COMMERCIAL DR	Most Recent Sale Date 12/15/2016
	Legal Reference 24880-1517
City SPRINGFIELD	Grantor BANK OF AMERICA, NA
Mailing State VA Zip 22151	Sale Price 2,300,000
ParcelZoning Commercial Retail	Land Area 0.43251 acres
Tax Exempt No	Type Comm. multi-parcel

#### Current Property Assessment

Card 1 Value	Land Value 659,400	Building Value 0	Total Value 659,400
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#### Building Description

Building Style N/A	# of Living Units N/A	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

ARLINGTON BLVD 20309 SF LESS AND EXCEPT ST DEDICATIONS ; NOW +/- 18840 SF BK 23972 PG 1050

#### Narrative Description of Property

This property contains 0.43251 acres of land mainly classified as with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A commercial unit(s) and N/A residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 02 022	Account Number 33189
Property Owner J & J TEAM OF FAIRFAX, LLC	Property Location 10470 FAIRFAX BLVD FAIRFAX
Mailing Address 6820-B COMMERCIAL DR	Property Use
City SPRINGFIELD	Most Recent Sale Date 12/15/2016
Mailing State VA Zip 22151	Legal Reference 24880-1517
ParcelZoning Commercial Retail	Grantor BANK OF AMERICA, NA
Tax Exempt No	Sale Price 2,300,000
	Land Area 0.526 acres
	Type Comm. multi-parcel

#### Current Property Assessment

Card 1 Value	Land Value 1,031,300	Building Value 378,600	Total Value 1,409,900
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#### Building Description

Building Style BANK	# of Living Units 0	Flooring Type N/A
Year Built 1960	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 1,951	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,951	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

ARLINGTON BLVD 23590 SF LESS AND EXCEPT ST DEDICATIONS ; NOW +/- 22918 SF BK 23972 PG 1050

#### Narrative Description of Property

This property contains 0.526 acres of land mainly classified as with a(n) BANK style building, built about 1960 , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 021	Account Number 17907
Property Owner BURKE PETROLEUM REALTY LLC	Property Location 10480 FAIRFAX BLVD FAIRFAX
Mailing Address 6820 B COMMERCIAL DR	Property Use
City SPRINGFIELD	Most Recent Sale Date 2/3/2010
Mailing State VA Zip 22151	Legal Reference 20906-1290
Parcel/Zoning Commercial Retail	Grantor EXXON CORP (THE)
Tax Exempt No	Sale Price 1,191,908
	Land Area 0.386 acres
	Type Commercial-General

### Current Property Assessment

Card 1 Value	Land Value 924,200	Building Value 252,000	Total Value 1,176,200
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### Building Description

Building Style GAS STATN	# of Living Units 0	Flooring Type N/A
Year Built 1994	Roof Structure Flat	Heating Type N/A
Building Grade Average	Roof Cover Tar & Gravel	Heating Fuel N/A
Building Condition N/A	Siding Stucco/Alum	Air Conditioning 0%
Above Grade Floor Area (SF) 1,104	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,104	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX - PCLS A,B-18313 SF LESS AND EXCEPT STREET DEDICATION OF 1510 SF; NOW 16803 SF DEED BK 23972 PG 1059

### Narrative Description of Property

This property contains 0.386 acres of land mainly classified as with a(n) GAS STATN style building, built about 1994 , having Stucco/Alum exterior and Tar & Gravel roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 016	Account Number 15074
Property Owner CITY OF FAIRFAX	Property Location 10500 FAIRFAX BLVD FAIRFAX
Mailing Address 10455 ARMSTRONG ST	Property Use
City FAIRFAX	Most Recent Sale Date 8/14/2006
Mailing State VA Zip 22030	Legal Reference 18684-857
Parcel Zoning Commercial Retail	Grantor DICK KELLER ENTERPRISES INC
Tax Exempt Yes	Sale Price 1,200,000
	Land Area 0.20608 acres
	Type Commercial-General

### Current Property Assessment

Card 1 Value	Land Value 359,100	Building Value 0	Total Value 359,100
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### Building Description

Building Style N/A	# of Living Units N/A	Flooring Type N/A
Year Built N/A	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 0	Interior Walls N/A	# of Fireplaces
Total Floor Area (SF) 0	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX 9754 SF LESS AND EXCEPT STREET DEDICATION 777SF; NOW 8977 SF PER DEED BK 6656 PG 0095

### Narrative Description of Property

This property contains 0.20608 acres of land mainly classified as with a(n) N/A style building, built about N/A , having N/A exterior and N/A roof cover, with N/A commercial unit(s) and N/A residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 015	Account Number 22131
Property Owner GLASCOCK & SONS LP	Property Location 10530 FAIRFAX BLVD FAIRFAX
Mailing Address P O BOX 160	Property Use
City FAIRFAX	Most Recent Sale Date 6/30/1994
Mailing State VA Zip 22038	Legal Reference 9172-0571
Parcel Zoning Commercial Retail	Grantor GLASCOCK DELMAS T
Tax Exempt No	Sale Price 0
	Land Area 0.928 acres
	Type No Consideration

### Current Property Assessment

Card 1 Value	Land Value 1,414,800	Building Value 188,600	Total Value 1,603,400
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### Building Description

Building Style RESTAURANT	# of Living Units 0	Flooring Type N/A
Year Built 1950	Roof Structure N/A	Heating Type N/A
Building Grade Average	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding Aluminum Sid	Air Conditioning 0%
Above Grade Floor Area (SF) 1,360	Interior Walls N/A	# of Fireplaces 0
Total Floor Area (SF) 1,360	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

LEE HIGHWAY 40423 SF 9172-571

### Narrative Description of Property

This property contains 0.928 acres of land mainly classified as with a(n) RESTAURANT style building, built about 1950 , having Aluminum Sid exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

#### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 014	Account Number 22120
Property Owner GLASCOCK & SONS LP	Property Location 10550 FAIRFAX BLVD FAIRFAX
Mailing Address P O BOX 160	Property Use
City FAIRFAX	Most Recent Sale Date
Mailing State VA Zip 22038	Legal Reference
Parcel Zoning Commercial Retail	Grantor
Tax Exempt No	Sale Price 0
	Land Area 0.321 acres
	Type

### Current Property Assessment

Card 1 Value	Land Value 629,200	Building Value 53,600	Total Value 682,800
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### Building Description

Building Style AUTO SVC	# of Living Units 0	Flooring Type N/A
Year Built 1960	Roof Structure N/A	Heating Type N/A
Building Grade Average	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding Cind. Block	Air Conditioning 0%
Above Grade Floor Area (SF) 1,637	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,637	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

FAIRFAX 13982 SF 9172-565

### Narrative Description of Property

This property contains 0.321 acres of land mainly classified as with a(n) AUTO SVC style building, built about 1960 , having Cind. Block exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 010	Account Number 6675
Property Owner ALPINE SCHUILING T INC SCHUILING HELEN	Property Location 10570 FAIRFAX BLVD FAIRFAX Property Use
Mailing Address 45 CALIBOGUE CAY N	Most Recent Sale Date 11/29/1993
City HILTON HEAD	Legal Reference 8871-1815
Mailing State SC Zip 29928	Grantor ALPINE SCHUILING T INC
Parcel/Zoning Commercial Retail	Sale Price 0
Tax Exempt No	Land Area 3.514 acres
	Type No Consideration

### Current Property Assessment

Card 1 Value	Land Value 6,121,900	Building Value 862,900	Total Value 6,984,800
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### Building Description

Building Style AUTO DEALR	# of Living Units 0	Flooring Type N/A
Year Built 1961	Roof Structure N/A	Heating Type N/A
Building Grade N/A	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 33,104	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 33,104	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

PT BFA MYERS FARM 153048 SF/3.5135 AC DEED BK 8871 PG 1815

### Narrative Description of Property

This property contains 3.514 acres of land mainly classified as with a(n) AUTO DEALR style building, built about 1961, having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 02 006	Account Number 102
Property Owner BRANCH AVENUE ASSOCIATES LLC	Property Location 10620 FAIRFAX BLVD FAIRFAX
Mailing Address 7550 WISCONSIN AVE #600	Property Use
City BETHESDA	Most Recent Sale Date 7/22/2003
Mailing State MD Zip 20814	Legal Reference 14796-1326
Parcel Zoning Commercial Retail	Grantor BRANCH AVENUE ASSOCIATES
Tax Exempt No	Sale Price 0
	Land Area 4.119 acres
	Type <b>Does Not Appear Valid</b>

### Current Property Assessment

Card 1 Value	Land Value 6,280,600	Building Value 706,300	Total Value 6,986,900
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### Building Description

Building Style AUTO DEALR	# of Living Units 0	Flooring Type N/A
Year Built 1962	Roof Structure N/A	Heating Type N/A
Building Grade Average	Roof Cover N/A	Heating Fuel N/A
Building Condition N/A	Siding N/A	Air Conditioning 0%
Above Grade Floor Area (SF) 30,209	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 30,209	# of Bedrooms 0	# of Full Baths 0
Number Rooms 0	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

LEE HIGHWAY 179445 SF 6320-166

### Narrative Description of Property

This property contains 4.119 acres of land mainly classified as with a(n) AUTO DEALR style building, built about 1962 , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 061	Account Number 58177
Property Owner ELHAJJ NADER R	Property Location 10529 ASSEMBLY DR FAIRFAX
ELHAJJ FATIN M	Property Use
Mailing Address 3603 MCGLEAN AVE	Most Recent Sale Date 6/16/1997
City FAIRFAX	Legal Reference 10025-17
Mailing State VA Zip 22030	Grantor GUPTA SURENDER K
Parcel Zoning Residential Townhouse	Sale Price 166,000
Tax Exempt No	Land Area 0.083 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 308,400	Total Value 433,700
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1969	Roof Structure N/A	Heating Type FHA-Electric
Building Grade N/A	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 2
Total Floor Area (SF) 1,564	# of Bedrooms 4	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 61 - 3,629 SF 8243-469

### Narrative Description of Property

This property contains 0.083 acres of land mainly classified as with a(n) End TH style building, built about 1969 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 053	Account Number 3592
Property Owner SANDOVAL MARCELLO A. BEERMAN KELSEY R.	Property Location 10531 ASSEMBLY DR FAIRFAX
Mailing Address 10531 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 10/31/2017
Mailing State VA Zip 22030	Legal Reference 25232-1568
ParcelZoning Residential Townhouse	Grantor CHUEY MICHAEL R
Tax Exempt No	Sale Price 475,000
	Land Area 0.079 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 332,500	Total Value 457,800
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1969	Roof Structure N/A	Heating Type Heat Pump
Building Grade Average	Roof Cover Composition	Heating Fuel N/A
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 53 - 3,456 SF 9677-1543

### Narrative Description of Property

This property contains 0.079 acres of land mainly classified as with a(n) End TH style building, built about 1969 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 049 A	Account Number 48482
Property Owner HOFFMAN GEORGE R	Property Location 10553 ASSEMBLY DR FAIRFAX
Mailing Address 10553 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 4/28/2011
Mailing State VA Zip 22030	Legal Reference 21652-1804
ParcelZoning Residential Townhouse	Grantor PYLE ALBIN F
Tax Exempt No	Sale Price 345,000
	Land Area 0.080 acres
	Type Estate Sale

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 307,300	Total Value 432,600
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 49 A - 3,486 SF 5252-97

### Narrative Description of Property

This property contains 0.080 acres of land mainly classified as with a(n) End TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 048 A	Account Number 59612
Property Owner OO KYAW Z.	Property Location 10555 ASSEMBLY DR FAIRFAX
	Property Use
Mailing Address 10555 ASSEMBLY DR	Most Recent Sale Date 9/27/2004
	Legal Reference 16536-1716
City FAIRFAX	Grantor AHMADZAI MASOUD
Mailing State VA Zip 22030	Sale Price 370,000
ParcelZoning Residential Townhouse	Land Area 0.039 acres
Tax Exempt No	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 322,100	Total Value 440,800
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 48 A - 1,715 SF 9852-366

### Narrative Description of Property

This property contains 0.039 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 047 A	Account Number 45730
Property Owner QUOCTRAN ANDREW AN	Property Location 10557 ASSEMBLY DR FAIRFAX
Mailing Address 10557 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 10/22/2019
Mailing State VA Zip 22030	Legal Reference 25945-1296
ParcelZoning Residential Townhouse	Grantor LINDSEY ROBYN
Tax Exempt No	Sale Price 490,000
	Land Area 0.043 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 340,000	Total Value 458,700
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Stone	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 47 A - 1,882 SF 9885-266

### Narrative Description of Property

This property contains 0.043 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Stone exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 046 A	Account Number 23530
Property Owner THE BOARD OF TRUSTEES OF THE ARLINGTON DISTRICT OF THE ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH	Property Location 10559 ASSEMBLY DR FAIRFAX
Mailing Address 10559 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 12/13/2019
Mailing State VA Zip 22030	Legal Reference 26015-1956
ParcelZoning Residential Townhouse	Grantor GRODER ROBERT E, SR (TRS)
Tax Exempt No	Sale Price 479,900
	Land Area 0.043 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 338,400	Total Value 457,100
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 46 A - 1,882 SF 5581-775

### Narrative Description of Property

This property contains 0.043 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 18 045 A	Account Number 704
Property Owner PISNER GARY	Property Location 10561 ASSEMBLY DR FAIRFAX
Mailing Address 10561 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 5/9/2011
Mailing State VA Zip 22030	Legal Reference 21666-1857
ParcelZoning Residential Townhouse	Grantor PISNER MARION E
Tax Exempt No	Sale Price 0
	Land Area 0.039 acres
	Type Quit Claim

#### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 300,800	Total Value 419,500
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#### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,428	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,428	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

THE ASSEMBLY LT 45 A-1 715 SF 9528-945

#### Narrative Description of Property

This property contains 0.039 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 044 A	Account Number 21152
Property Owner SMITH GARRETT ALEXANDER	Property Location 10563 ASSEMBLY DR FAIRFAX
Mailing Address 10563 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 9/7/2018
Mailing State VA Zip 22030	Legal Reference 25531-1322
Parcel Zoning Residential Townhouse	Grantor JOHNSON NANCY G
Tax Exempt No	Sale Price 494,000
	Land Area 0.043 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 358,400	Total Value 477,100
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 44 A - 1,882 SF 3339-597

### Narrative Description of Property

This property contains 0.043 acres of land mainly classified as with a(n) Int TH style building, built about 1970, having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 043 A	Account Number 48073
Property Owner NELSON BURNELL J NELSON JUILANA P	Property Location 10565 ASSEMBLY DR FAIRFAX
Mailing Address 10565 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 1/9/2015
Mailing State VA Zip 22030	Legal Reference 23933-0639
Parcel/Zoning Residential Townhouse	Grantor WILLIAMS RICHARD H
Tax Exempt No	Sale Price 425,000
	Land Area 0.039 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 303,900	Total Value 422,600
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,428	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,428	# of Bedrooms 3	# of Full Baths 3
Number Rooms 7	# of 1/2 Baths 1	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 43 A - 1,715 SF 5851-732

### Narrative Description of Property

This property contains 0.039 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 3 bath(s), 1 half bath(s).

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**Unofficial Property Record Card - Fairfax, VA**

**General Property Data**

Parcel ID 57 2 18 042 A	Account Number 16951
Property Owner WARD DIANNE S	Property Location 10567 ASSEMBLY DR FAIRFAX
Mailing Address 10567 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 10/23/2002
Mailing State VA Zip 22030	Legal Reference 13496-523
Parcel/Zoning Residential Townhouse	Grantor WARD DAVID C
Tax Exempt No	Sale Price 0
	Land Area 0.044 acres
	Type Does Not Appear Valid

**Current Property Assessment**

Card 1 Value	Land Value 118,700	Building Value 303,400	Total Value 422,100
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**Building Description**

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

**Utilites Information**

Water	Public Water Available
Sewer	Public Sewer Available

**Legal Description**

THE ASSEMBLY LT 42 A - 1,919 SF 7680-1806

**Narrative Description of Property**

This property contains 0.044 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

**Disclaimer/Privacy Policy**

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 041 A	Account Number 7347
Property Owner DIDOMENICO STEPHANIE L	Property Location 10569 ASSEMBLY DR FAIRFAX
Mailing Address 10569 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 4/6/2017
Mailing State VA Zip 22030	Legal Reference 25000-1253
Parcel Zoning Residential Townhouse	Grantor GABRIEL LILIANA
Tax Exempt No	Sale Price 457,000
	Land Area 0.076 acres
	Type Existing <b>Townhouse</b>

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 325,000	Total Value 450,300
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,050	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 1,050	# of Bedrooms 3	# of Full Baths 2
Number Rooms 6	# of 1/2 Baths 0	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 41 A - 3,307 SF 9320-1745

### Narrative Description of Property

This property contains 0.076 acres of land mainly classified as with a(n) End TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

#### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 040 A	Account Number 4662
Property Owner BISBEE MARK W	Property Location 10571 ASSEMBLY DR FAIRFAX
BISBEE M LAUREN	Property Use
Mailing Address 10571 ASSEMBLY DR	Most Recent Sale Date
	Legal Reference
City FAIRFAX	Grantor
Mailing State VA Zip 22030	Sale Price 0
Parcel Zoning Residential Townhouse	Land Area 0.067 acres
Tax Exempt No	Type

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 302,700	Total Value 428,000
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 40 A - 2,916 SF 5796-558

### Narrative Description of Property

This property contains 0.067 acres of land mainly classified as with a(n) End TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 039 A	Account Number 41134
Property Owner AKIBA SATOSHI AKIBA YOKO	Property Location 10573 ASSEMBLY DR FAIRFAX
Mailing Address 10573 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 10/29/1998
Mailing State VA Zip 22030	Legal Reference 10631-295
Parcel Zoning Residential Townhouse	Grantor CASTRO RICHARD D
Tax Exempt No	Sale Price 175,000
	Land Area 0.042 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 307,000	Total Value 425,700
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 39 A - 1,836 SF 7890-852

### Narrative Description of Property

This property contains 0.042 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 038 A	Account Number 50168
Property Owner WORTHEN JAMES H	Property Location 10575 ASSEMBLY DR FAIRFAX
Mailing Address 10575 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 5/14/1998
Mailing State VA Zip 22030	Legal Reference 10394-130
Parcel Zoning Residential Townhouse	Grantor WORTHER JAMES H
Tax Exempt No	Sale Price 0
	Land Area 0.038 acres
	<b>Type Does Not Appear Valid</b>

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 298,800	Total Value 417,500
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,428	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,428	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 38 A - 1,674 SF 6759-437

### Narrative Description of Property

This property contains 0.038 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 037 A	Account Number 2648
Property Owner LEE SON HYUNG SUN LEE JAE SONG	Property Location 10577 ASSEMBLY DR FAIRFAX
Mailing Address 10577 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 7/31/2018
Mailing State VA Zip 22030	Legal Reference 25495-1001
Parcel/Zoning Residential Townhouse	Grantor TAILLON PATRICK GERALD
Tax Exempt No	Sale Price 485,000
	Land Area 0.042 acres
	Type Existing Townhouse

### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 352,000	Total Value 470,700
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### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Average	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,564	Interior Walls Drywall	# of Fireplaces 1
Total Floor Area (SF) 1,564	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

### Utilities Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 37 A - 1,836 SF 8498-1454

### Narrative Description of Property

This property contains 0.042 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

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### Unofficial Property Record Card - Fairfax, VA

#### General Property Data

Parcel ID 57 2 18 036 A	Account Number 41452
Property Owner MONIZ SARAH ELIZABETH	Property Location 10579 ASSEMBLY DR FAIRFAX
Mailing Address 10579 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 8/29/2019
Mailing State VA Zip 22030	Legal Reference 25872-1483
ParcelZoning Residential Townhouse	Grantor MONIZ SARAH ELIZABETH
Tax Exempt No	Sale Price 0
	Land Area 0.038 acres
	Type Transfer of Partial Interest-Res.

#### Current Property Assessment

Card 1 Value	Land Value 118,700	Building Value 300,800	Total Value 419,500
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#### Building Description

Building Style Int TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,428	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,428	# of Bedrooms 3	# of Full Baths 2
Number Rooms 7	# of 1/2 Baths 2	

#### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

#### Legal Description

THE ASSEMBLY LT 36 A - 1,674 SF 6074-1006

#### Narrative Description of Property

This property contains 0.038 acres of land mainly classified as with a(n) Int TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 7 room(s), 3 bedroom(s), 2 bath(s), 2 half bath(s).

#### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID 57 2 18 035 A	Account Number 63209
Property Owner BALISLE CHRISTINE WIGGINS	Property Location 10581 ASSEMBLY DR FAIRFAX
Mailing Address 10581 ASSEMBLY DR	Property Use
City FAIRFAX	Most Recent Sale Date 4/24/2018
Mailing State VA Zip 22030	Legal Reference 25390-2054
ParcelZoning Residential Townhouse	Grantor BALISLE JEFFREY M
Tax Exempt No	Sale Price 0
	Land Area 0.069 acres
	Type Deed of GIFT

### Current Property Assessment

Card 1 Value	Land Value 125,300	Building Value 297,800	Total Value 423,100
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### Building Description

Building Style End TH	# of Living Units 1	Flooring Type Hardwood
Year Built 1970	Roof Structure N/A	Heating Type FHA-Electric
Building Grade Above Averag	Roof Cover Composition	Heating Fuel ELECTRIC
Building Condition N/A	Siding Brick	Air Conditioning 100%
Above Grade Floor Area (SF) 1,050	Interior Walls Drywall	# of Fireplaces 0
Total Floor Area (SF) 1,050	# of Bedrooms 3	# of Full Baths 2
Number Rooms 6	# of 1/2 Baths 0	

### Utilites Information

Water	Public Water Available
Sewer	Public Sewer Available

### Legal Description

THE ASSEMBLY LT 35 A - 3,001 SF 4068-112

### Narrative Description of Property

This property contains 0.069 acres of land mainly classified as with a(n) End TH style building, built about 1970 , having Brick exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

### Disclaimer/Privacy Policy

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**18. MOTIONS:**

**ATTACHMENTS: [If the City Council agrees with the staff recommendation, then Motions 19A, 19C, 19E and 19G are appropriate]**

19A. Motion to approve the Zoning Map Amendment (rezoning).

19B. Motion to deny of the Zoning Map Amendment (rezoning).

19C. Motion to approve the Special Use Permit for disturbance in the floodplain.

19D. Motion to deny the Special Use Permit for disturbance in the floodplain.

19E. Motion to approve the Special Exception for impacts to the Resource Protection Area.

19F. Motion to deny the Special Exception for impacts to the Resource Protection Area.

19G. Motion to approve the Certificate of Appropriateness.

19H. Motion to deny the Certificate of Appropriateness.

**Rezoning**  
**(Z-20-00006)**

**APPROVAL**  
**(Recommended by Staff)**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-20-00006, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A), I MOVE THAT THE CITY COUNCIL APPROVE REZONING APPLICATION Z-20-00006 TO REZONE THE SUBJECT PROPERTY FROM RM RESIDENTIAL MEDIUM AND CR COMMERCIAL RETAIL TO PDM PLANNED DEVELOPMENT-MIXED USE, WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT. AS PART OF THIS APPROVAL, I FURTHER MOVE THAT THE CITY COUNCIL CONSENT TO THE PERMANENTLY VACATING, DISCONTINUING AND CLOSING AN APPROXIMATELY 13,433 SQUARE FOOT (0.30838 ACRE), MORE OR LESS, PORTION OF A PUBLIC RIGHT-OF-WAY (ORCHARD STREET) WITHIN THE CITY OF FAIRFAX, INCLUDING EASEMENTS AND A DEDICATION OF RIGHT-OF-WAY FOR THE REALIGNMENT OF ORCHARD STREET AND EXTENSION OF FARR AVENUE CONSISTENT WITH IMPROVEMENTS SHOWN ON THE MASTER DEVELOPMENT PLAN AND THE STATEMENT OF COMMITMENTS. CONSIDERATION OF THE VACATION AND DEDICATION SHALL OCCUR AT THE SAME MEETING AS CONSIDERATION OF THE DEVELOPMENT APPLICATION. I FURTHER MOVE THAT

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## **City Council Sample Motion**

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THE CITY COUNCIL ADOPT, A REVISION TO THE CITY OF FAIRFAX CHESAPEAKE PRESERVATION AREA MAP SHOWING THE GENERAL LOCATION OF CHESAPEAKE BAY PRESERVATION AREAS WITHIN THE CITY, AS DEPICTED IN THAT MAP ENTITLED “RPA MAP (POST-DEVELOPMENT)” IN THE RESOURCE PROTECTION AREA SITE-SPECIFIC STUDY PREPARED BY APEX COMPANIES, LLC FOR NORTHFAX WEST AND DATED FEBRUARY 26, 2020. THIS REVISED MAP SHALL SERVE AS THE REFERENCED MAP DESCRIBED IN SECTION 4.18.2(A) OF THE CITY’S ZONING ORDINANCE FOR ALL PURPOSES THEREUNDER.

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**Rezoning**  
**(Z-20-00006)**

**DENIAL**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-20-00006, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A), I MOVE THAT THE CITY COUNCIL DENY REZONING APPLICATION Z-20-00006 TO REZONE THE SUBJECT PROPERTY FROM RM RESIDENTIAL MEDIUM AND CR COMMERCIAL RETAIL TO PDM PLANNED DEVELOPMENT-MIXED USE FOR THE FOLLOWING REASONS:

(City Council may choose one or more grounds from the following sample reasons or may craft additional reasons supporting denial)

- The applicant's proposal, as set forth in the Master Development Plan, is not in conformance with the Comprehensive Plan and other adopted City goals and policies;
  - The applicant's proposal, as set forth in the Master Development Plan, will adversely impact the safety and movement of vehicular traffic upon adjacent streets;
  - The density of the applicant's proposal, as set forth the Master Development Plan, is incompatible with and will adversely impact adjacent properties and the surrounding neighborhood;
-

## City Council Sample Motion

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- The applicant's proposal, as set forth in the Master Development Plan, will adversely impact the health, safety and welfare of residents living in the vicinity of the subject property.



**Special Use Permit**  
**(SU-20-00007)**

**APPROVAL**  
**(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, OWNER AND APPLICANT, FOR A SPECIAL USE PERMIT PURSUANT TO CITY CODE SECTION 110-4.15 (FLOODPLAIN REGULATIONS) TO ALLOW FOR DISTURBANCE IN THE 100-YEAR FLOODPLAIN BOUNDARY FOR THE PREMISES KNOWN AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A) WITH THE FOLLOWING CONDITIONS:

1. DEVELOPMENT SHALL BE IN CONFORMANCE WITH GENERAL DEVELOPMENT PLAN WITH MODIFICATIONS AND COMMITMENTS SUBMITTED BY THE APPLICANT DATED JUNE 1, 2020.
2. THE APPLICANT SHALL MAINTAIN ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS

**Special Use Permit**  
**(SU-20-00007)**

**DENIAL**

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, OWNER AND APPLICANT, FOR A SPECIAL USE PERMIT PURSUANT TO CITY CODE SECTION 110-4.15 (FLOODPLAIN REGULATIONS) TO ALLOW FOR DISTURBANCE IN THE 100-YEAR FLOODPLAIN BOUNDARY FOR THE PREMISES KNOWN AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A).

[CITY COUNCIL TO PROVIDE REASON(S)]

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**Special Exception**  
**(SE-20-00150)**

**APPROVAL**

I MOVE THAT THE CITY COUNCIL ADOPT THE ATTACHED RESOLUTION TO APPROVE THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, A SPECIAL EXCEPTION PURSUANT TO CITY CODE SECTION 110-4.18 (CHESAPEAKE BAY PRESERVATION) FOR DISTURBANCE OF RESOURCE PROTECTION AREA TO BUILD A CULVERT; ON THE PREMISES KNOWN AS “NORTHFAX WEST” AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A), WITH THE FOLLOWING CONDITION:

1. DEVELOPMENT SHALL BE IN CONFORMANCE WITH GENERAL DEVELOPMENT PLAN WITH MODIFICATIONS AND COMMITMENTS SUBMITTED BY THE APPLICANT DATED JUNE 1, 2020.
2. THE APPLICANT SHALL MAINTAIN ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS

**Special Exception**  
**(SE-20-00150)**

**DENIAL**

I MOVE THAT THE CITY COUNCIL DENY THE ATTACHED RESOLUTION TO APPROVE THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, A SPECIAL EXCEPTION PURSUANT TO CITY CODE SECTION 110-4.18 (CHESAPEAKE BAY PRESERVATION) FOR DISTURBANCE OF RESOURCE PROTECTION AREA TO BUILD A CULVERT; ON THE PREMISES KNOWN AS “NORTHFAX WEST” AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A).

[CITY COUNCIL TO PROVIDE REASON(S)]

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**MOTION – A**

**CERTIFICATE OF APPROPRIATENESS  
(BAR 20-00266)**

**APPROVAL  
(Recommended by Staff)**

I MOVE THAT THE CITY COUNCIL APPROVE THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE; ON THE LAND KNOWN AS “NORTHFAX WEST” AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A), SUBJECT TO THE FOLLOWING CONDITIONS (AS MAY BE AMENDED BY CITY COUNCIL):

1. A minimum of two courses of masonry shall be used as the foundation material on all sides of the senior living building, including parking garage elevations.
  2. All canopy trees shall be 3.5-inch caliper consistent with the requirements of the Zoning Ordinance.
  3. Additional canopy and understory trees shall be planted in the front and side yards of townhouses in the northern portion of the site where practicable.
  4. Additional shrubs shall be planted along the path and near the stream in the open spaces in the northwestern portion of the site. Shrub plantings shall be selected from Appendix III of the Design Guidelines for shrubs, herbaceous plants, groundcover, ferns, and grasses as listed in the section on Resource Protection Area (RPA) plantings.
  5. Lattice screens for roof-mounted townhouse mechanical equipment shall be in a color to match the fourth-floor wall surfaces.
  6. All ground-mounted appurtenances shall be screened from view in the right-of-way.
-

## City Council Sample Motion

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7. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

**Certificate of Appropriateness**  
**(BAR-20-00266)**

**DENIAL**

I MOVE THAT THE CITY COUNCIL DENY THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES FOR A CERTIFICATE OF APPROPRIATENESS, IN ACCORDANCE WITH SECTION 110-6.5.6.B OF THE CITY CODE; ON THE LAND KNOWN AS “NORTHFAX WEST” AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A), FOR THE FOLLOWING REASON(S):

**[City Council should choose one or more of the following as appropriate:]**

1. The proposal is not consistent with the applicable provisions of the City Code, any adopted design guidelines or the Community Appearance Plan;
2. The proposal does not exhibit a combination of architectural elements, including design, line, mass, dimension, color, material, texture, lighting, landscaping, roof line, or height conforming to accepted architectural principles or exhibit external characteristics of demonstrated architectural aesthetic durability.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF FAIRFAX, VIRGINIA TO REZONE FROM RM RESIDENTIAL MEDIUM AND CR COMMERCIAL RETAIL TO PDM PLANNED DEVELOPMENT-MIXED USE WITH THE ARCHITECTURAL CONTROL OVERLAY DISTRICT TO REMAIN; ON THE LAND KNOWN AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A).**

WHEREAS, Northfax JV LLC c/o THE LANN COMPANIES, owner/applicant, by Walsh Colucci Lubeley & Walch, P.C, agent/attorney, submitted application No. Z-20-00006 requesting a change in the zoning classification from RM – Residential Medium and CR – Commercial Retail to PDM – Planned Development-Mixed Use with the Architectural Control Overlay District to remain, for the parcels identified above, and more specifically described as:

Beginning at a point on the westerly right-of-way line of Chain Bridge Road, Route 123, a variable width right-of-way said point being in the northerly line of the land of the City of Fairfax; Thence, departing Chain Bridge Road, Route 123 and with the northerly line of the land of the City of Fairfax and continuing with the northerly line of the land of Glascock & Sons, LP, the land of Schuling T. Alpine, Inc., and the land of branch Avenue Associates, LLC the following eight (8) courses and distances:

- 1) S 74°35'21" W a distance of 125.14 feet to a point;
- 2) N 75°16'39" W a distance of 57.55 feet to a point;
- 3) N 89°58'20" W a distance of 162.83 feet to a point;
- 4) N 33°16'38" E a distance of 12.00 feet to a point;
- 5) N 31°52'02" E a distance of 29.51 feet to a point;
- 6) N 74°25'39" W a distance of 62.77 feet to a point;
- 7) S 37°59'08" W a distance of 44.08 feet to a point;
- 8) N 84°15'12" W a distance of 478.18 feet to a point, said point being the southeasterly corner of Fairfax Acres, Lot 18;

Thence, with the easterly line of Fairfax Acres, Lot 18 and continuing with Lot 17, and unidentified parcel, Lot 16 N 05°44'48" E a distance of 400.00 feet to a point, said point being the northeasterly corner of Fairfax Acres, Lot 16;



Thence, with the northerly line of Fairfax Acres, Lot 16 N 84°15'12" W a distance of 89.44 feet to a point, said point being the southeasterly corner of Fairfax Acres, Lot 15R;

Thence, with easterly and the northerly lines of Fairfax Acres, Lot 15R the following two (2) courses and distances:

- 1) N 01°09'51" W a distance of 108.89 feet to a point;
- 2) S 88°12'58" W a distance of 89.62 feet to a point, said point being the southeasterly corner of Parcel 1, Bajaj Property;

Thence, with the easterly and the northerly lines of Parcel 1, Bajaj Property the following three (3) courses and distances:

- 1) N 01°24'27" W a distance of 45.26 feet to a point;
- 2) N 29°26'56" W a distance of 127.71 feet to a point;
- 3) N 89°55'27" W a distance of 142.11 feet to a point, said point being in the easterly line of the land of Peter and Kathleen Tyson;

Thence, with the easterly line of the land of Peter and Kathleen Tyson and continuing with the easterly right-of-way line of Perry Street, a 50 foot public right-of-way N 17°49'08" E a distance of 83.29 feet to a point on the westerly line of the land of Ronald and Barbara Fowler;

Thence, with the westerly line of the land of Ronald and Barbara Fowler N 89°42'28" E a distance of 260.58 feet to a point, said point being in the westerly line of The Assembly, Parcel A-1;

Thence, with the westerly and southerly line of The Assembly, Parcel A-1 and continuing with the southerly line of The Assembly, Lot 41A, Lot 42A, Lot 43A, Lot 44A, Lot 45A, Lot 46A, Lot 47A, Lot 48A, Lot 49A, Parcel A-1, Lot 53 and Parcel A-1 the following two (2) courses and distances:

- 1) S 06°51'32" E a distance of 150.99 feet to a point;
- 2) N 89°42'28" E a distance of 585.06 feet to the northwesterly corner of Lot 4A, Fairfax Acres, Section 2;

Thence, with the westerly line of Lot 4A, Fairfax Acres, Section 2 S 02°07'32" E a distance of 262.16 feet to a point in the northerly right-of-way line of Orchard Street, a 50 foot public right of way;

Thence, with the northerly right-of-way line of Orchard Street the following three (3) courses and distances:

- 1) S 87°52'28" W a distance of 26.01 feet to a point;
- 2) with a curve turning to the left having a radius of 90.75 feet, an arc length of 19.96 feet, a central angle of 12°36'07", a chord bearing of S 81°34'25" W and a chord length of 19.92 feet to a point;
- 3) S 75°16'18" W a distance of 211.84 feet to a point in the northern right of way line of Orchard Street at the northeast corner of a portion of Orchard Street (to be vacated);

Thence crossing the Orchard Street along the proposed vacation line, the following two (2) courses and distances:

- 1) N90°00'00"E a distance of 99.56 feet,

- 2) N87°55'45"E a distance of 112.68' to a point in the southern right of way line of Orchard Street at the southeast corner of the portion of Orchard Street (to be vacated);

Thence with the southern right of way line of Orchard Street, the following five (5) courses and distances:

- 1) N75°16'18"E 318.55',
- 2) with a curve turning to the right having a radius of 40.75 feet, an arc length of 8.96 feet, a central angle of 12°36'07", a chord bearing of N 81°34'25" E and a chord length of 8.94 feet to a point;
- 3) N 87°52'28" E a distance of 308.08 feet to a point;
- 4) S 02°03'45" E a distance of 1.66 feet to a point;
- 5) N 87°52'28" E a distance of 42.02 feet to a point in the aforementioned westerly right-of-way line of Chain Bridge Road, Route 123;

Thence, with the westerly right-of-way line of Chain Bridge Road the following seven (7) courses and distances:

- 1) S 02°03'45" E a distance of 13.70 feet to a point;
- 2) with a curve turning to the left having a radius of 13.00 feet, an arc length of 19.61 feet, a central angle of 86°24'39", a chord bearing of S 45°16'33" E and a chord length of 17.80 feet to a point;
- 3) S 88°31'21" E a distance of 3.38 feet to a point;
- 4) S 01°30'39" W a distance of 115.14 feet to a point;
- 5) S 89°55'03" W a distance of 9.00 feet to a point;
- 6) S 01°30'39" W a distance of 12.40 feet to a point;
- 7) with a curve turning to the left having a radius of 5,568.00 feet, an arc length of 194.52 feet, a central angle of 02°00'06", a chord bearing of S 00°30'36" W and a chord length of 194.51 feet to the point of beginning,

Containing an area of 499,245 square feet or 11.46109 acres, more or less.

WHEREAS, the City Council has carefully considered the application, the submitted Master Development Plan, the recommendation of the Planning Commission, the recommendation of staff, and the testimony received at public hearing; and

WHEREAS, the City Council has determined that the proposed rezoning is proper and in accordance with the Comprehensive Plan as well as with the pertinent provisions set forth in the Code of Virginia and the Code of the City of Fairfax, Virginia;

NOW, THEREFORE BE IT ORDAINED that the above described property be rezoned from RM Residential Medium and CR Commercial Retail to PDM – Residential Planned Mixed Use with the Architectural Control Overlay District to remain, subject to the Master Development Plan dated on June 1, 2020 with Summary of Commitments dated on June 23, 2020;

BE IT FURTHER ORDAINED, that the above application package and Master Development Plan be approved;

The Zoning Administrator of the City is hereby directed to modify the Zoning Map to show the changes in the zoning of these premises, and the Clerk of the Council is directed to transmit duly certified copies of this ordinance to the applicant, Zoning Administrator, and to the Planning Commission of this City as soon as possible.

This ordinance shall be effective as provided by law.

Planning Commission hearing: June 22, 2020  
City Council hearing: July 14, 2020  
Adopted: July 14, 2020

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
City Clerk

The motion to adopt the ordinance was approved \_\_\_\_\_.

	Vote
Councilmember Harmon	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Ross	_____
Councilmember Stehle	_____
Councilmember Yi	_____

City Council  
City of Fairfax

**RESOLUTION 2020 - \_\_\_\_\_**  
**APPROVAL**

RESOLUTION TO APPROVE THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, OWNER AND APPLICANT, LYNNE J. STROBEL, ATTORNEY/AGENT, FOR A SPECIAL EXCEPTION TO THE CITY CODE TO:

- 110-4.18 (CHESAPEAKE BAY PRESERVATION) FOR DISTURBANCE OF RESOURCE PROTECTION AREA TO BUILD A CULVERT;

ON THE PROPERTY IDENTIFIED AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A).

WHEREAS, Northfax JV LLC c/o THE LANN COMPANIES, owner and applicant, Lynne J. Strobel, attorney/agent, has submitted Application No. SE-20-00150 requesting a Special Exception to the City Code as listed above; and

WHEREAS, City Council has carefully considered the application, the recommendation from Staff, and testimony received at the public hearing; and

WHEREAS, City Council has determined that the proposed Special Exception is appropriate because the proposal meets the requisites established by City of Fairfax Code Section 110-6.17 for the following reasons:

1. The proposal ensures the same general level of land use compatibility as the otherwise applicable standards;
2. The proposal does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;
3. The proposal is generally consistent with the purposes and intent of the city code and the comprehensive plan;
4. The proposal is based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfax on this 14<sup>th</sup> day of July, 2020, that Application No. SE-20-00150 be and hereby is APPROVED, as requested, with the following condition:

1. DEVELOPMENT SHALL BE IN CONFORMANCE WITH GENERAL DEVELOPMENT PLAN WITH MODIFICATIONS (DATED JUNE 1, 2020) AND COMMITMENTS SUBMITTED BY THE APPLICANT DATED JUNE 23, 2020.
2. THE APPLICANT SHALL MAINTAIN ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS

The motion to adopt the resolution was approved \_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Votes

Councilmember Harmon	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Ross	_____
Councilmember Stehle	_____
Councilmember Yi	_____

City Council  
City of Fairfax

**RESOLUTION 2020 - \_\_\_\_\_**  
**DENIAL**

RESOLUTION TO DENY THE REQUEST OF NORTHFAX JV LLC c/o THE LANN COMPANIES, OWNER AND APPLICANT, LYNNE J. STROBEL, ATTORNEY/AGENT, FOR A SPECIAL EXCEPTION TO THE CITY CODE TO:

- 110-4.18 (CHESAPEAKE BAY PRESERVATION) FOR DISTURBANCE OF RESOURCE PROTECTION AREA TO BUILD A CULVERT;

ON THE PROPERTY IDENTIFIED AS NORTHFAX WEST AND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 10516 ORCHARD STREET (TAX MAP 57-2-02-003), 10517 ORCHARD STREET (TAX MAP 57-2-02-005), 3590 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-017), 3580 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-018), 10505 ORCHARD STREET (TAX MAP 57-2-02-019), 3570 CHAIN BRIDGE ROAD (TAX MAP 57-2-02-020), MCLEAN AVENUE (TAX MAP 57-2-07-015-B), 10508 ORCHARD STREET (TAX MAP 57-2-08-005), 10510 ORCHARD STREET (TAX MAP 57-2-08-006), 10512 ORCHARD STREET (TAX MAP 57-2-08-007), 10514 ORCHARD STREET (TAX MAP 57-2-08-008), 10515 ORCHARD STREET (TAX MAP 57-2-08-010), 10507 ORCHARD STREET (TAX MAP 57-2-08-011), 10509 ORCHARD STREET (TAX MAP 57-2-08-012), 10511 ORCHARD STREET (TAX MAP 57-2-08-013), 10513 ORCHARD STREET (TAX MAP 57-2-08-014), AND MCLEAN AVENUE (TAX MAP 57-2-47-000-A).

WHEREAS, Northfax JV LLC c/o THE LANN COMPANIES, owner and applicant, Lynne J. Strobel, attorney/agent, has submitted Application No. SE-20-00150 requesting a Special Exception to the City Code as listed above; and

WHEREAS, City Council has carefully considered the application, the recommendation from Staff and testimony received at the public hearing; and

WHEREAS, City Council has determined that the proposed Special Exception is not appropriate because the proposal does not meet the requisites established by City of Fairfax Code Section 110-6.17 for the following reasons:

**[City Council should choose one or more of the following as appropriate:]**

1. The proposal does not ensure the same general level of land use compatibility as the otherwise applicable standards;
2. The proposal materially and adversely affects adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations;
3. The proposal is not consistent with the purposes and intent of the city code and the comprehensive plan;

4. The proposal is not based on the physical constraints and land use specifics, rather than on economic hardship of the applicant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fairfax on this 14<sup>th</sup> day of July, 2020, that Application No. SE-20-00150 be and hereby is DENIED.

The motion to adopt the resolution was approved \_\_\_\_\_.

\_\_\_\_\_  
Mayor

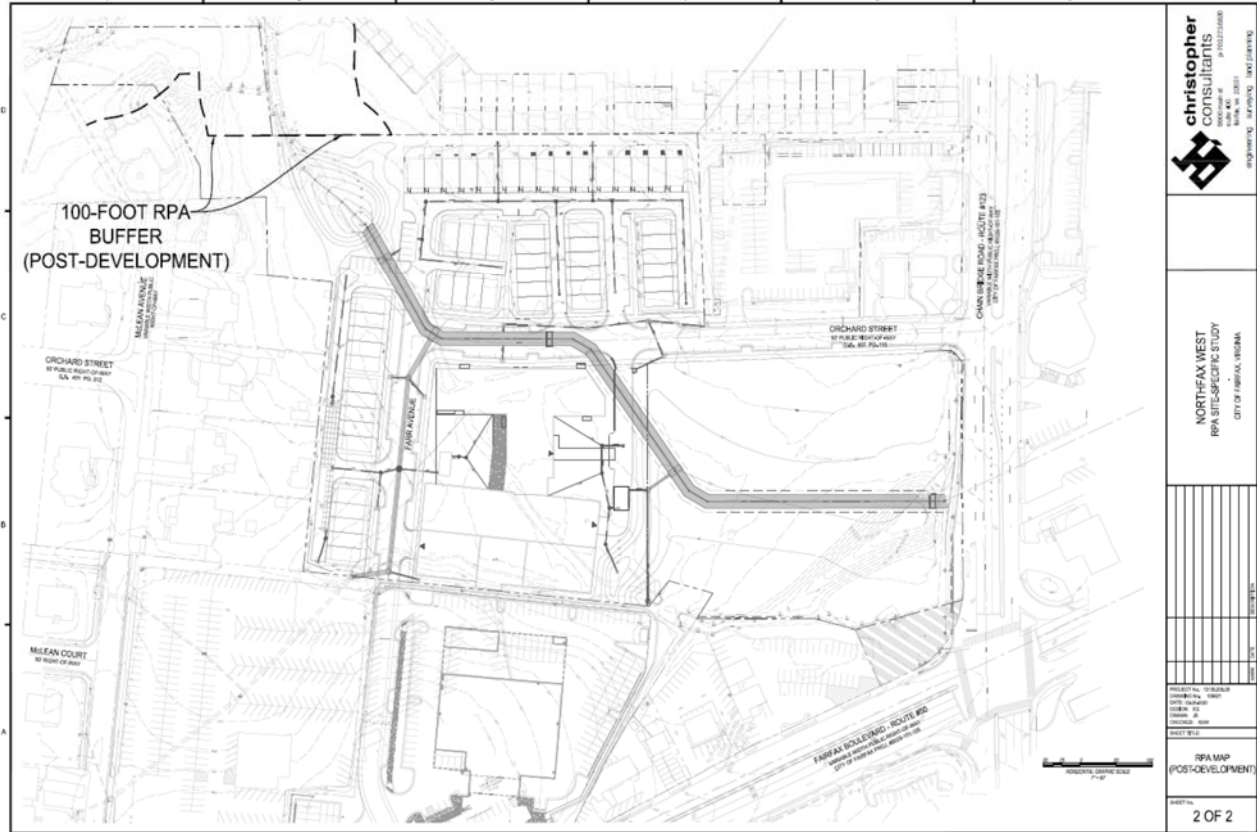
\_\_\_\_\_  
Date

Votes

Councilmember Harmon	_____
Councilmember Lim	_____
Councilmember Miller	_____
Councilmember Ross	_____
Councilmember Stehle	_____
Councilmember Yi	_____



### RPA MAP (POST-DEVELOPMENT)



**NORTH-FAX WEST**  
RPA SITE-SPECIFIC STUDY  
CITY OF FAIRFAX, VIRGINIA