



## City of Fairfax

10455 Armstrong Street  
Fairfax, Virginia 22030-3630

May 29, 2020

Re: Public Hearing/Z-19-00831/3500 Pickett Road

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 110-6.2.5.B.2, the **Planning Commission of the City of Fairfax** will hold a meeting on **Monday, June 8, 2020 at 7:00 p.m.** This meeting is being held electronically pursuant to Ordinance No. 2020-07, 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. This meeting will consider the following:

### **Z-19-00831**

Request from EYA Development LLC, applicant, by Cooley, LLP, agent/attorney, for consideration of a change to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) pursuant to City Code Sections 110-6.4 and 110-6.6, from RL Residential Low to PD-R Planned Development Residential while retaining the Architectural Control Overlay District (ACOD), and approval of a Master Development Plan with modifications and commitments, pursuant to Section 3.8 (Planned Development Districts); to allow the development of townhouses on the premises known as 3500 Pickett Road and more particularly described as Tax Map Parcel 58-1-02-021.

Consideration of the vacation of a trail easement, granted to the City pursuant to Deed of Easement recorded in Deed Book 7278, at Page 0585 among the land records of Fairfax County, Virginia. Said trail easement is located generally on the south side of property currently owned by Celebration Church of Jacksonville, Inc. and which is subject to the above development application. Consideration of the vacation shall occur at the same meeting as consideration of the development application.

All interested parties are invited to provide comments to the Planning Commission Secretary via [publichearingPC@fairfaxva.gov](mailto:publichearingPC@fairfaxva.gov) on or prior to 5:00 pm the day of the meeting. These comments will be added to the meeting record file and forwarded as necessary. Comments can also be made by calling in at 571-282-3524 during the meeting.

Staff reports will be available electronically five (5) days prior to the meeting date and on the City of Fairfax webpage at [www.fairfaxva.gov](http://www.fairfaxva.gov). To request a copy of the staff report please email [albert.frederick@fairfaxva.gov](mailto:albert.frederick@fairfaxva.gov). The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call 703-385-7930, (TTY 711) for assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Albert Frederick'.

Albert Frederick  
Planner III



## City of Fairfax

10455 Armstrong Street  
Fairfax, Virginia 22030-3630

May 29, 2020

VIA CERTIFIED MAIL AND EMAIL TO: [barbara.byron@fairfaxcounty.gov](mailto:barbara.byron@fairfaxcounty.gov)  
VIA EMAIL: [dpzmail@fairfaxcounty.gov](mailto:dpzmail@fairfaxcounty.gov)

Barbara A. Byron, Director  
Department of Planning and Development  
12055 Government Center Parkway, Suite 1048  
Fairfax, Virginia 22035

Re: Public Hearing/Z-19-00831/3500 Pickett Road

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.

Sincerely,

Albert Frederick  
Planner III

Enclosure

NOTICE OF PUBLIC HEARING  
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the Planning Commission of the City of Fairfax will hold a meeting on Monday, June 8, 2020 at 7:00 p.m. This meeting is being held electronically pursuant to Ordinance No. 2020-07, 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. The meeting will include public hearings to consider the following:

**Z-19-00831**

Request from EYA Development LLC, applicant, by Cooley, LLP, agent/attorney, for consideration of a change to the Comprehensive Plan Place Type from Social and Civic Network to Townhouse/Single-Family Attached Neighborhood, a Zoning Map Amendment (Rezoning) pursuant to City Code Sections 110-6.4 and 110-6.6, from RL Residential Low to PD-R Planned Development Residential while retaining the Architectural Control Overlay District (ACOD), and approval of a Master Development Plan with modifications and commitments, pursuant to Section 3.8 (Planned Development Districts); to allow the development of townhouses on the premises known as 3500 Pickett Road and more particularly described as Tax Map Parcel 58-1-02-021.

Consideration of the vacation of a trail easement, granted to the City pursuant to Deed of Easement recorded in Deed Book 7278, at Page 0585 among the land records of Fairfax County, Virginia. Said trail easement is located generally on the south side of property currently owned by Celebration Church of Jacksonville, Inc. and which is subject to the above development application. Consideration of the vacation shall occur at the same meeting as consideration of the development application.

**Small Area Plans**

Final recommendation to the City Council for the proposed *Old Town Fairfax Small Area Plan* and the proposed *Northfax Small Area Plan*. The small area plans provide detailed guidance for private development and public investment within the Old Town Fairfax and Northfax Activity Centers.

Final recommendation to the City Council on amendments to the *City of Fairfax 2035 Comprehensive Plan* to reference and coordinate recommendations with the *Old Town Fairfax Small Area Plan* and the *Northfax Small Area Plan*.

**Zoning Text Amendment**

Proposed amendments to the Code of the City of Fairfax, Chapter 110 (Zoning) to amend portions of articles and sections contained therein, including, but not limited to: Zoning Districts and Regulations, Decision-Making Bodies and Officials, Development Review, Enforcement and Penalties, and Definitions to include provisions for affordable dwelling units.

All interested parties are invited to provide comments to the Planning Commission Secretary via [publichearingPC@fairfaxva.gov](mailto:publichearingPC@fairfaxva.gov) on or prior to 5:00 pm the day of the meeting. These comments



**AFFIDAVIT FOR POSTED NOTICE (SIGN)**

I, Molly Novotny 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 May 29, 2020 as required by City Code, Chapter 110, Article  
6.2.5.B.3. Date

The subject property will be posted visibly and securely with **four (4)** signs, from **Friday, May 29, 2020**  
to **Tuesday, June 9, 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 **June 12, 2020**.

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

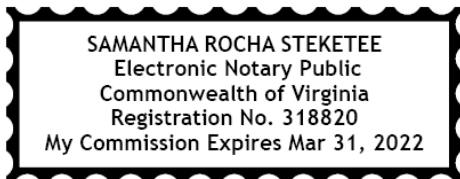
Molly Novotny  
Applicant/Agent Signature

June 2, 2020  
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<sup>nd</sup>  
day of June, 2020, in the State of Virginia.

My commission expires March 31, 2022.



Samantha Rocha Stekete  
Notary Public/Registration No. 318820

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

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

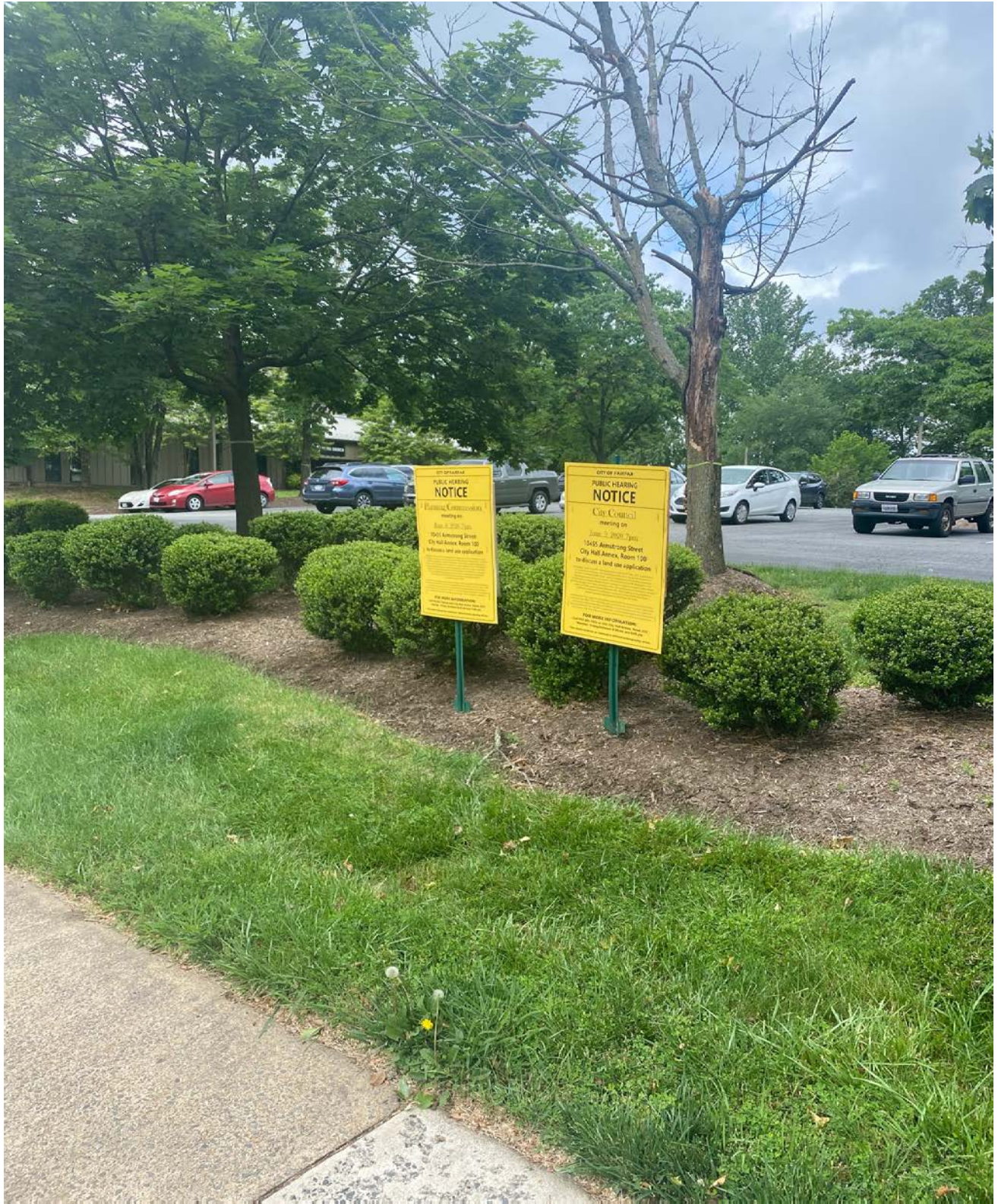
Staff Initials \_\_\_\_\_



CITY OF FAIRMONT  
**PUBLIC HEARING  
NOTICE**  
Planning Commission  
meeting on  
June 2, 2020 7pm  
1845 Armstrong Street  
City Hall Annex, Room 100  
to discuss a land use application

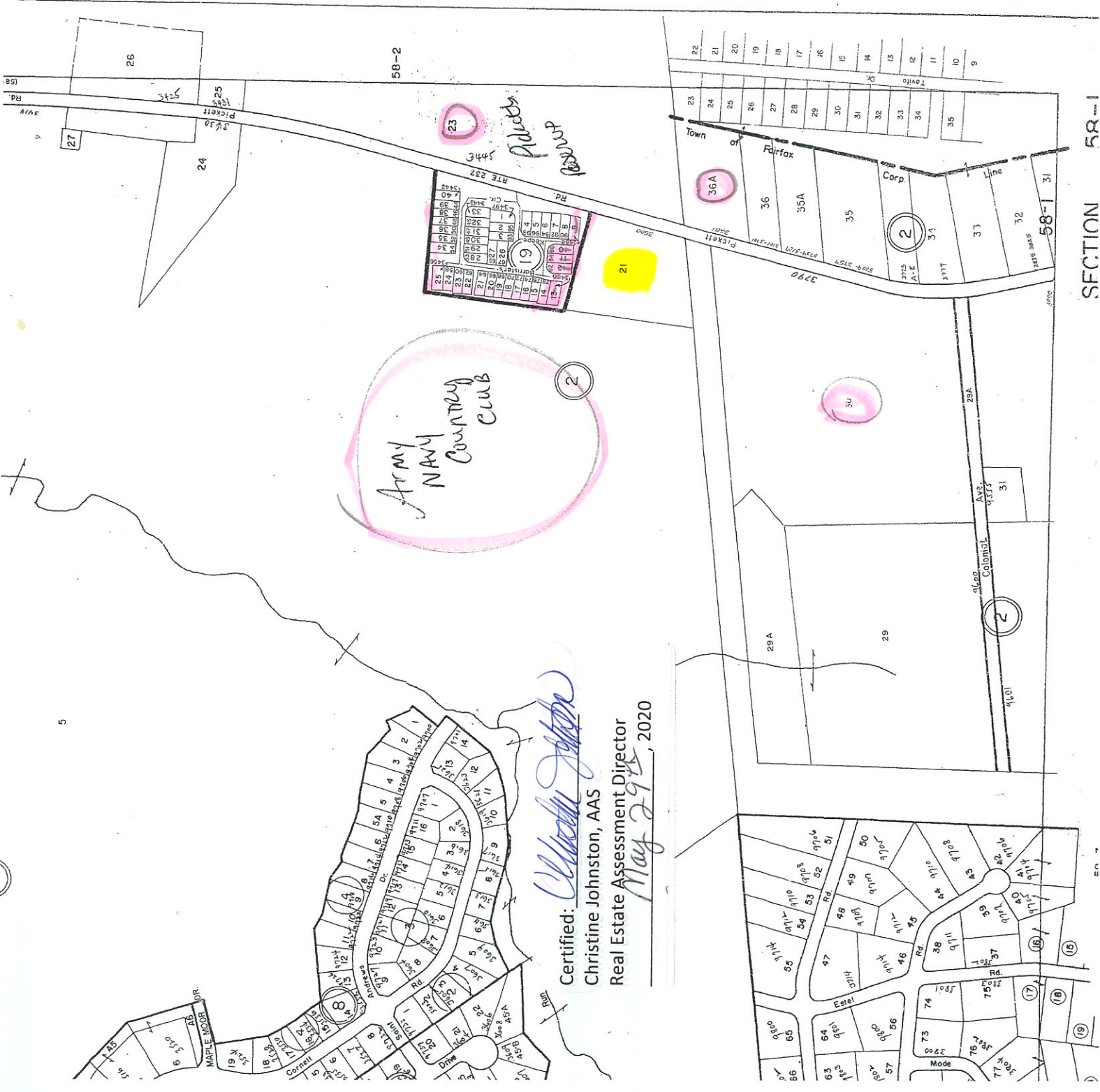
CITY OF FAIRMONT  
**PUBLIC HEARING  
NOTICE**  
City Council  
meeting on  
June 3, 2020 7pm  
1845 Armstrong Street  
City Hall Annex, Room 100  
to discuss a land use application

3500



CITY OF DANVERS  
PUBLIC HEARING  
**NOTICE**  
Planning Commission  
Meeting on  
June 2, 2025, 7:00pm  
1945 Armstrong Street  
City Hall Annex, Room 120  
To discuss a land use application

CITY OF CONCORD  
PUBLIC HEARING  
**NOTICE**  
City Council  
Meeting on  
June 2, 2025, 7:00pm  
1945 Armstrong Street  
City Hall Annex, Room 120  
To discuss a land use application



Certified: *Christine Johnston*  
 Christine Johnston, AAS  
 Real Estate Assessment Director  
 May 29<sup>th</sup>, 2020

Christopher Crowely  
Rodeina Fattah  
3480 Barristers Keepers Cir  
Fairfax, VA 22031

BARBARA A. BRYON, DIRECTOR  
DEPT. OF PLANNING & DEVELOPMENT  
12055 GOVERNMENT CENTER PARKWAY, SUITE 1048  
FAIRFAX, VA 22035

Melissa Copeland  
Marquis Copeland  
3482 Barristers Keepers Cir  
Fairfax, VA 22031

Nick Caine **VIA EMAIL**  
Director of Market Research  
McWilliams/Ballard  
1029 North Royal Street, Suite 301  
Alexandria, VA 22314

Tom Burrell  
Bonnie Burrell  
3484 Barristers Keepers Cir  
Fairfax, VA 22031

Pickett's Reserve  
c/o Richard Cardinale  
9510 Shelly Krasnow Lane  
Fairfax, VA 22031

Antoine Abisamra  
Nada Salem Abisamra  
3486 Barristers Keepers Cir  
Fairfax, VA 22031

Barrister's Keepers HOA  
c/o David Herrington  
3467 Barrister's Keepers Circle  
Fairfax, VA 22031

Lawrence Machabee (TR)  
Sonia Machabee (TR)  
3488 Barristers Keepers Cir  
Fairfax, VA 22031

Celebration Church of Jacksonville, Inc.  
10302 Deerwood Park Blvd, Ste 104  
Jacksonville, FL 32256

Sang Lee  
Un Sop Pak  
3538 Schuerman House Drive  
Fairfax, VA 22031

Army Navy Country Club  
1700 Army Navy Drive  
Arlington, VA 22202-1640

Kapilesh Jerath (TRS)  
Shalini Jerath (TRS)  
3536 Schuerman House Drive  
Fairfax, VA 22031

Transmontaigne Operating CO LP  
1670 Broadway, Suite 3100  
Denver, CO 80202

Richard Johnson (TRS)  
Aesun Johnson (TRS)  
1101 Romano Key Cir  
Punta Gorda, FL 33955

Enclave Condominium UOA  
c/o Richard Morasch  
9430 Silver King Court, #308  
Fairfax, VA 22031

Peter Dorey  
Mai Dorey  
3532 Schuerman House Drive  
Fairfax, VA 22031

The U.S. Postal Service  
3601 Pickett Road  
Fairfax, VA 22031



**Oxford Row Civic Association**

Mr. Jon Stehle  
11110 Snughaven Lane  
Fairfax, VA, 22030  
703-383-0283  
[Jon@JonStehle.com](mailto:Jon@JonStehle.com)

**Pickett's Reserve [See website](#)**

Mr. Richard Cardinale  
9510 Shelley Krasnow Lane  
Fairfax, VA 22031  
703-383-8325  
[HOA-Board@pickettsreserve.org](mailto:HOA-Board@pickettsreserve.org)

**Providence Square Condominium**

Ms. Amanda Hatton, Property Manager  
Providence Square Condominium Office  
10328 Sager Avenue  
Fairfax, VA 22030  
703-273-5746  
[providence.square@verizon.net](mailto:providence.square@verizon.net)

**Preserve at Great Oaks Homeowners Association**

Mr. Kevin Allexon  
3303 Preserve Oaks Court  
Fairfax, VA 22030  
571-257-9777  
[kevin.allexon@gmail.com](mailto:kevin.allexon@gmail.com)

10772 Crest Street  
Fairfax, VA 22030  
703-385-8294  
[verne8294@yahoo.com](mailto:verne8294@yahoo.com)

**Avery Park Fairfax Homeowner Association**  
Mr. Bishwambhar Adhikari  
3602 Mercedes Way  
Fairfax, VA 22030  
571-419-7882  
[Bishwo@gmail.com](mailto:Bishwo@gmail.com)

**Barrister's Keepe Homeowners Association [See website](#)**  
Mr. David Herrington  
3467 Barrister's Keepe Circle  
Fairfax, VA 22031  
703-352-8141  
[davideherrington@gmail.com](mailto:davideherrington@gmail.com)

**The Boltons Homeowners Association**  
Mr. Derek Heinbach  
9823 Bolton Village Court  
Fairfax, VA 22032  
757-635-1339  
[derekjjjj@gmail.com](mailto:derekjjjj@gmail.com)

**Breckinridge Lane Homeowners Association [See website](#)**  
Dr. William Douglas Figg  
10451 Breckinridge Lane  
Fairfax, VA 22030

Mr. Jerry Waldman  
4101 Oxford Lane  
Fairfax, VA 22030  
[boardthecrossingfairfax@gmail.com](mailto:boardthecrossingfairfax@gmail.com)

**Eleven Oaks Homeowners Association** [See website](#)

Mr. Scott Toler  
4422 George Mason Boulevard  
Fairfax, VA 22030  
703-283-8334  
[ScottToler1@gmail.com](mailto:ScottToler1@gmail.com)

**Enclave Condominium Unit Owners Association**

Mr. Richard Morasch  
9430 Silver King Court, #308  
Fairfax, VA 22031  
703-472-7133  
[dick.morasch.enclave@gmail.com](mailto:dick.morasch.enclave@gmail.com)

**Fairchester Woods Civic Association** [See website](#)

Mr. Cory McConnell  
3826 Hill Street  
Fairfax, VA 22030  
[cory.b.mcconnell@gmail.com](mailto:cory.b.mcconnell@gmail.com)

**Fairfax Gateway Homeowners Association**

Mr. Wayne Pacine  
4389 Patriot Park Drive  
Fairfax, VA 22030  
703-472-3330

## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 19 013</b>	Account Number <b>690811</b>
Property Owner <b>CROWLEY CHRISTOPHER D FATTAH RODEINA A</b>	Property Location <b>3480 BARRISTERS KEEPE CIR FAIRFAX</b>
Mailing Address <b>3480 BARRISTERS KEEPE CIR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>3/2/2009</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>20312-1076</b>
ParcelZoning <b>Planned Development Mixed Use</b>	Grantor <b>CROSTHWAIT HANS K</b>
Tax Exempt <b>No</b>	Sale Price <b>665,000</b>
	Land Area <b>0.096 acres</b>
	Type <b>Existing Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value <b>259,700</b>	Building Value <b>482,600</b>	Total Value <b>742,300</b>
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### Building Description

Building Style <b>Colonial</b>	# of Living Units <b>1</b>	Flooring Type <b>W/W Carpet</b>
Year Built <b>1996</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Good</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Mas vnr/sid</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>2,754</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>2,754</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>3</b>
Number Rooms <b>8</b>	# of 1/2 Baths <b>1</b>	

### Utilites Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**BARRISTER'S KEEPE LOT 13 4187 SF 9836-1961**

### Narrative Description of Property

This property contains 0.096 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

#### Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

While the City of Fairfax has attempted to ensure that the data contained in this file and displayed on this site is accurate and reflects the property's characteristics, the City of Fairfax makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The City of Fairfax does not assume any liability associated with the use or misuse of this data.

## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 19 012</b>	Account Number <b>690800</b>
Property Owner <b>COPELAND MELISSA COPELAND MARQUIS D</b>	Property Location <b>3482 BARRISTERS KEEPE CIR FAIRFAX</b>
Mailing Address <b>3482 BARRISTERS KEEPE CIR</b>	Property Use
City <b>Fairfax</b>	Most Recent Sale Date <b>6/11/2018</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>25442-1568</b>
ParcelZoning <b>Planned Development Mixed Use</b>	Grantor <b>SENHAJI JOSEPH</b>
Tax Exempt <b>Yes</b>	Sale Price <b>762,000</b>
	Land Area <b>0.084 acres</b>
	Type <b>Existing Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value <b>231,900</b>	Building Value <b>529,700</b>	Total Value <b>761,600</b>
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### Building Description

Building Style <b>Colonial</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>1996</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Good</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Mas vnr/sid</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>2,728</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>1</b>
Total Floor Area (SF) <b>2,728</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>3</b>
Number Rooms <b>9</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**BARRISTER'S KEEPE LOT 12 3671 SF 9582-886**

### Narrative Description of Property

This property contains 0.084 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

### Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 19 011</b>	Account Number <b>690797</b>
Property Owner <b>BURRELL BONNIE J BURRELL THOMAS F</b>	Property Location <b>3484 BARRISTERS KEEPE CIR FAIRFAX</b>
Mailing Address <b>3484 BARRISTERS KEEPE CIR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>7/2/2009</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>20576-2155</b>
ParcelZoning <b>Planned Development Mixed Use</b>	Grantor <b>SARDAR SANJAY</b>
Tax Exempt <b>No</b>	Sale Price <b>625,000</b>
	Land Area <b>0.079 acres</b>
	Type <b>Existing Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value <b>231,900</b>	Building Value <b>471,200</b>	Total Value <b>703,100</b>
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### Building Description

Building Style <b>Colonial</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>1996</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Good</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Mas vnr/sid</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>2,532</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>1</b>
Total Floor Area (SF) <b>2,532</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>3</b>
Number Rooms <b>8</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**BARRISTER'S KEEPE LOT 11 3430 SF 9582-886**

### Narrative Description of Property

This property contains 0.079 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

### Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 19 010</b>	Account Number <b>690786</b>
Property Owner <b>ABISAMRA ANTOINE</b> <b>ABISAMRA NADA SALEM</b>	Property Location <b>3486 BARRISTERS KEEPE CIR FAIRFAX</b>
Mailing Address <b>3486 BARRISTERS KEEPE CIR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>9/30/2009</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>20723-0537</b>
ParcelZoning <b>Planned Development Mixed Use</b>	Grantor <b>BALLARD PETER S</b>
Tax Exempt <b>No</b>	Sale Price <b>650,000</b>
	Land Area <b>0.085 acres</b>
	Type <b>Existing Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value <b>231,900</b>	Building Value <b>508,500</b>	Total Value <b>740,400</b>
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### Building Description

Building Style <b>Colonial</b>	# of Living Units <b>1</b>	Flooring Type <b>WW Carpet</b>
Year Built <b>1996</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Good</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Mas vnr/sid</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>2,787</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>2</b>
Total Floor Area (SF) <b>2,787</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>3</b>
Number Rooms <b>11</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**BARRISTER'S KEEPE LOT 10 3705 SF 9582-886**

### Narrative Description of Property

This property contains 0.085 acres of land mainly classified as with a(n) Colonial style building, built about 1996 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 11 room(s), 4 bedroom(s), 3 bath(s), 1 half bath(s).

### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 19 009</b>	Account Number <b>690775</b>
Property Owner <b>MACHABEE (TR) LAWRENCE A</b> <b>MACHABEE (TR) SONIA C</b>	Property Location <b>3488 BARRISTERS KEEPE CIR FAIRFAX</b>
Mailing Address <b>3488 BARRISTERS KEEPE CIR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>2/25/2010</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>20930-0095</b>
ParcelZoning <b>Planned Development Mixed Use</b>	Grantor <b>MACHABEE LAWRENCE</b>
Tax Exempt <b>No</b>	Sale Price <b>0</b>
	Land Area <b>0.083 acres</b>
	Type <b>Does Not Appear Valid</b>

### Current Property Assessment

Card 1 Value	Land Value <b>208,700</b>	Building Value <b>466,900</b>	Total Value <b>675,600</b>
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### Building Description

Building Style <b>Colonial</b>	# of Living Units <b>1</b>	Flooring Type <b>WW Carpet</b>
Year Built <b>1997</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Good</b>	Roof Cover <b>Asphalt</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Mas vnr/sid</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>2,588</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>1</b>
Total Floor Area (SF) <b>2,588</b>	# of Bedrooms <b>3</b>	# of Full Baths <b>2</b>
Number Rooms <b>8</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**BARRISTER'S KEEPE LOT 9 3625 SF 9582-886**

### Narrative Description of Property

This property contains 0.083 acres of land mainly classified as with a(n) Colonial style building, built about 1997 , having Mas vnr/sid exterior and Asphalt roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 room(s), 3 bedroom(s), 2 bath(s), 1 half bath(s).

#### Disclaimer/Privacy Policy

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 27 055</b>	Account Number <b>697586</b>
Property Owner <b>LEE SANG K</b> <b>PAK UN SOP</b>	Property Location <b>3538 SCHUERMAN HOUSE DR FAIRFAX</b>
Mailing Address <b>3538 SCHUERMAN HOUSE DR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>12/22/2004</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>16831-1586</b>
ParcelZoning <b>Planned Development Residential</b>	Grantor <b>PICKETTS RESERVE DEV LLC</b>
Tax Exempt <b>No</b>	Sale Price <b>1,048,110</b>
	Land Area <b>0.269 acres</b>
	Type <b>NEW Single Family</b>

### Current Property Assessment

Card 1 Value	Land Value <b>333,600</b>	Building Value <b>783,800</b>	Total Value <b>1,117,400</b>
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### Building Description

Building Style <b>Colonial+</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>2004</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Gd Abv Avg</b>	Roof Cover <b>Composition</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Comb-Brick/S</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>4,059</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>4,059</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>4</b>
Number Rooms <b>10</b>	# of 1/2 Baths <b>2</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

PICKETT'S RESERVE LT-55 11739-SF BK 15814 PG 1026

### Narrative Description of Property

This property contains 0.269 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 4 bedroom(s), 4 bath(s), 2 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 27 054</b>	Account Number <b>697575</b>
Property Owner <b>JERATH KAPILESH (TRS)</b> <b>JERATH SHALINI (TRS)</b>	Property Location <b>3536 SCHUERMAN HOUSE DR FAIRFAX</b>
Mailing Address <b>3536 SCHUERMAN HOUSE DR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>11/21/2012</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>22715-1348</b>
ParcelZoning <b>Planned Development Residential</b>	Grantor <b>JERATH KAPILESH</b>
Tax Exempt <b>No</b>	Sale Price <b>0</b>
	Land Area <b>0.291 acres</b>
	Type <b>No Consideration</b>

### Current Property Assessment

Card 1 Value	Land Value <b>339,600</b>	Building Value <b>794,600</b>	Total Value <b>1,134,200</b>
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### Building Description

Building Style <b>Colonial+</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>2004</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Gd Abv Avg</b>	Roof Cover <b>Composition</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Comb-Brk/Vin</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>3,981</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>2</b>
Total Floor Area (SF) <b>3,981</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>4</b>
Number Rooms <b>9</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

PICKETT'S RESERVE LT-54 12695-SF BK 15814 PG 1026

### Narrative Description of Property

This property contains 0.291 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brk/Vin exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 4 bedroom(s), 4 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 27 053</b>	Account Number <b>697564</b>
Property Owner <b>JOHNSON (TRS) RICHARD W JOHNSON (TRS) AESUN</b>	Property Location <b>3534 SCHUERMAN HOUSE DR FAIRFAX</b>
Mailing Address <b>1101 ROMANO KEY CIR</b>	Property Use
City <b>PUNTA GORDA</b>	Most Recent Sale Date <b>3/13/2017</b>
Mailing State <b>FLA</b> Zip <b>33955</b>	Legal Reference <b>24972-0326</b>
ParcelZoning <b>Planned Development Residential</b>	Grantor <b>JOHNSON RICHARD W JR</b>
Tax Exempt <b>No</b>	Sale Price <b>0</b>
	Land Area <b>0.280 acres</b>
	Type <b>No Consideration</b>

### Current Property Assessment

Card 1 Value	Land Value <b>390,500</b>	Building Value <b>829,700</b>	Total Value <b>1,220,200</b>
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### Building Description

Building Style <b>Colonial+</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>2004</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Gd Abv Avg</b>	Roof Cover <b>Composition</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Comb-Brick/S</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>4,486</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>1</b>
Total Floor Area (SF) <b>4,486</b>	# of Bedrooms <b>5</b>	# of Full Baths <b>5</b>
Number Rooms <b>9</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

PICKETT'S RESERVE LT-53 12197-SF BK 15814 PG 1026

### Narrative Description of Property

This property contains 0.280 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 9 room(s), 5 bedroom(s), 5 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 27 052</b>	Account Number <b>697553</b>
Property Owner <b>DOREY PETER J</b> <b>DOREY MAI T</b>	Property Location <b>3532 SCHUERMAN HOUSE DR FAIRFAX</b>
Mailing Address <b>3532 SCHUERMAN HOUSE DR</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date <b>12/6/2007</b>
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference <b>19689-1359</b>
Parcel Zoning <b>Planned Development Residential</b>	Grantor <b>DOREY PETER J</b>
Tax Exempt <b>No</b>	Sale Price <b>0</b>
	Land Area <b>0.264 acres</b>
	Type <b>Deed of GIFT</b>

### Current Property Assessment

Card 1 Value	Land Value <b>400,300</b>	Building Value <b>793,800</b>	Total Value <b>1,194,100</b>
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### Building Description

Building Style <b>Colonial+</b>	# of Living Units <b>1</b>	Flooring Type <b>Hardwood</b>
Year Built <b>2004</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Gd Abv Avg</b>	Roof Cover <b>Composition</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Comb-Brick/S</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>4,175</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>3</b>
Total Floor Area (SF) <b>4,175</b>	# of Bedrooms <b>4</b>	# of Full Baths <b>5</b>
Number Rooms <b>10</b>	# of 1/2 Baths <b>1</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

PICKETT'S RESERVE LT-52 11518-SF BK 15814 PG 1026

### Narrative Description of Property

This property contains 0.264 acres of land mainly classified as with a(n) Colonial+ style building, built about 2004 , having Comb-Brick/S exterior and Composition roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 4 bedroom(s), 5 bath(s), 1 half bath(s).

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## Unofficial Property Record Card - Fairfax, VA

### General Property Data

Parcel ID <b>58 1 02 036 A</b>	Account Number <b>11650</b>
Property Owner <b>THE U S POSTAL SERVICE</b>	Property Location <b>3601 PICKETT RD FAIRFAX</b>
Mailing Address <b>3601 PICKETT RD</b>	Property Use
City <b>FAIRFAX</b>	Most Recent Sale Date
Mailing State <b>VA</b> Zip <b>22031</b>	Legal Reference
ParcelZoning <b>Industrial Heavy</b>	Grantor
Tax Exempt <b>Yes</b>	Sale Price <b>0</b>
	Land Area <b>2.044 acres</b>
	Type

### Current Property Assessment

Card 1 Value	Land Value <b>2,092,100</b>	Building Value <b>905,400</b>	Total Value <b>2,997,500</b>
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### Building Description

Building Style <b>1 Story Comm</b>	# of Living Units <b>0</b>	Flooring Type <b>N/A</b>
Year Built <b>1981</b>	Roof Structure <b>Flat</b>	Heating Type <b>N/A</b>
Building Grade <b>Average</b>	Roof Cover <b>Tar &amp; Gravel</b>	Heating Fuel <b>N/A</b>
Building Condition <b>N/A</b>	Siding <b>Concrete</b>	Air Conditioning <b>0%</b>
Above Grade Floor Area (SF) <b>10,389</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>10,389</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
Number Rooms <b>0</b>	# of 1/2 Baths <b>0</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

**PICKETT IND PARK LT 3 0 - 89025 SF 4678-378**

### Narrative Description of Property

This property contains 2.044 acres of land mainly classified as with a(n) 1 Story Comm style building, built about 1981 , having Concrete 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 <b>58 1 02 021</b>	Account Number <b>30788</b>
Property Owner <b>CELEBRATION CHURCH OF JACKSONVILLE, INC</b>	Property Location <b>3500 PICKETT RD FAIRFAX</b>
Mailing Address <b>10302 DEERWOOD PARK BOULEVARD STE 104</b>	Property Use
City <b>JACKSONVILLE</b>	Most Recent Sale Date <b>3/3/2020</b>
Mailing State <b>FL</b> Zip <b>32256</b>	Legal Reference <b>26110-0084</b>
Parcel Zoning <b>Residential Low</b>	Grantor <b>DC METRO CHURCH, INC</b>
Tax Exempt <b>Yes</b>	Sale Price <b>3,989,481</b>
	Land Area <b>3.718 acres</b>
	Type <b>TAX EXEMPT PROPERTY SALE</b>

### Current Property Assessment

Card 1 Value	Land Value <b>1,457,500</b>	Building Value <b>1,978,700</b>	Total Value <b>3,436,200</b>
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### Building Description

Building Style <b>CHURCH/SYN</b>	# of Living Units <b>0</b>	Flooring Type <b>N/A</b>
Year Built <b>1980</b>	Roof Structure <b>N/A</b>	Heating Type <b>N/A</b>
Building Grade <b>N/A</b>	Roof Cover <b>N/A</b>	Heating Fuel <b>N/A</b>
Building Condition <b>N/A</b>	Siding <b>N/A</b>	Air Conditioning <b>0%</b>
Above Grade Floor Area (SF) <b>17,022</b>	Interior Walls <b>N/A</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>17,022</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
Number Rooms <b>0</b>	# of 1/2 Baths <b>0</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

ACCOTINK 3.7176 AC 3570-335

### Narrative Description of Property

This property contains 3.718 acres of land mainly classified as with a(n) CHURCH/SYN style building, built about 1980 , 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 <b>58 1 02 005</b>	Account Number <b>1614</b>
Property Owner <b>ARMY NAVY COUNTRY CLUB</b>	Property Location <b>3315 OLD LEE HWY FAIRFAX</b>
Mailing Address <b>1700 ARMY NAVY DR</b>	Property Use
City <b>ARLINGTON</b>	Most Recent Sale Date
Mailing State <b>VA</b> Zip <b>22202-1640</b>	Legal Reference
Parcel Zoning <b>Split Zoned (RM/RL)</b>	Grantor
Tax Exempt <b>No</b>	Sale Price <b>0</b>
	Land Area <b>231.460 acres</b>
	Type

### Current Property Assessment

Card 1 Value	Land Value <b>33,185,200</b>	Building Value <b>1,000</b>	Total Value <b>33,186,200</b>
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### Building Description

Building Style <b>CLUBHOUSE</b>	# of Living Units <b>0</b>	Flooring Type <b>N/A</b>
Year Built <b>1996</b>	Roof Structure <b>N/A</b>	Heating Type <b>FHA-Gas</b>
Building Grade <b>Excellent</b>	Roof Cover <b>Composition</b>	Heating Fuel <b>GAS</b>
Building Condition <b>N/A</b>	Siding <b>Brick</b>	Air Conditioning <b>100%</b>
Above Grade Floor Area (SF) <b>0</b>	Interior Walls <b>N/A</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>0</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
Number Rooms <b>0</b>	# of 1/2 Baths <b>0</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

OLD LEE HWY 10,082,728 DB 1686 PG 239

### Narrative Description of Property

This property contains 231.460 acres of land mainly classified as with a(n) CLUBHOUSE style building, built about 1996 , having Brick exterior and Composition 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 <b>58 1 02 005 A</b>	Account Number <b>8406</b>
Property Owner <b>ARMY NAVY COUNTRY CLUB</b>	Property Location <b>3402 PICKETT RD FAIRFAX</b>
Mailing Address <b>1700 ARMY NAVY DR</b>	Property Use
City <b>ARLINGTON</b>	Most Recent Sale Date <b>12/8/1992</b>
Mailing State <b>VA</b> Zip <b>22202-1640</b>	Legal Reference <b>8371-1682</b>
Parcel Zoning <b>Residential Medium</b>	Grantor <b>CALVARY UNITED METH CHURCH</b>
Tax Exempt <b>No</b>	Sale Price <b>2,500</b>
	Land Area <b>0.7 acres</b>
	Type <b>N/A</b>

### Current Property Assessment

Card 1 Value	Land Value <b>100,300</b>	Building Value <b>0</b>	Total Value <b>100,300</b>
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### Building Description

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

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

OLD METROPOLITAN & WESTERN RR ROW PCL 18 30,492 SF 8371-1682

### Narrative Description of Property

This property contains 0.7 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 <b>58 1 02 030</b>	Account Number <b>23778</b>
Property Owner <b>TRANSMONTAIGNE OPERATING CO LP</b>	Property Location <b>3790 PICKETT RD FAIRFAX</b>
Mailing Address <b>1670 BROADWAY, SUITE 3100</b>	Property Use
City <b>DENVER</b>	Most Recent Sale Date <b>5/15/2008</b>
Mailing State <b>CO</b> Zip <b>80202</b>	Legal Reference <b>19786-1682</b>
Parcel Zoning <b>Industrial Heavy</b>	Grantor <b>TRANSMONTAIGNE PRODUCT SERVICES</b>
Tax Exempt <b>No</b>	Sale Price <b>6,635,967</b>
	Land Area <b>18.930 acres</b>
	Type <b>Does Not Appear Valid</b>

### Current Property Assessment

Card 1 Value	Land Value <b>4,535,200</b>	Building Value <b>5,919,200</b>	Total Value <b>10,454,400</b>
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### Building Description

Building Style <b>TRUCK TERM</b>	# of Living Units <b>0</b>	Flooring Type <b>N/A</b>
Year Built <b>1965</b>	Roof Structure <b>N/A</b>	Heating Type <b>N/A</b>
Building Grade <b>Average</b>	Roof Cover <b>N/A</b>	Heating Fuel <b>N/A</b>
Building Condition <b>N/A</b>	Siding <b>N/A</b>	Air Conditioning <b>0%</b>
Above Grade Floor Area (SF) <b>20,529</b>	Interior Walls <b>Drywall</b>	# of Fireplaces <b>0</b>
Total Floor Area (SF) <b>20,529</b>	# of Bedrooms <b>0</b>	# of Full Baths <b>0</b>
Number Rooms <b>0</b>	# of 1/2 Baths <b>0</b>	

### Utilities Information

Water	<b>Public Water Available</b>
Sewer	<b>Public Sewer Available</b>

### Legal Description

MATHY PROPERTY PCL 1B - 18.929 AC 9673-0995

### Narrative Description of Property

This property contains 18.930 acres of land mainly classified as with a(n) TRUCK TERM style building, built about 1965 , 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).

### Disclaimer/Privacy Policy

Under Virginia State law these records are public information. Display of this information on the internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the [Virginia State Code](#) to read the pertinent enabling statute. Owner names will be withheld from the Internet record upon request.

While the City of Fairfax has attempted to ensure that the data contained in this file and displayed on this site is accurate and reflects the property's characteristics, the City of Fairfax makes no warranties, express or implied, concerning the accuracy, completeness, reliability, or suitability of this data. The City of Fairfax does not assume any liability associated with the use or misuse of this data.

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**12. MOTIONS:**

**ATTACHMENTS: [If the Planning Commission agrees with the staff recommendation, then Motions 12A and 12C are appropriate]**

12A. Motion to recommend approval of the Comprehensive Plan Amendment.

12B. Motion to recommend denial of the Comprehensive Plan Amendment.

12C. Motion to recommend approval of the Zoning Map Amendment (rezoning).

12D. Motion to recommend denial of the Zoning Map Amendment (rezoning).

**COMPREHENSIVE PLAN AMENDMENT**

**APPROVAL**

I MOVE THAT THE PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD ON THE FUTURE LAND USE MAP THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021.

**COMPREHENSIVE PLAN AMENDMENT**

**DENIAL**

I MOVE THAT THE PLANNING COMMISSION DISAPPROVE THE PROPOSED AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD ON THE FUTURE LAND USE MAP THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021.

**Rezoning Z-19-00831**

**APPROVAL WITH REVISIONS  
(Recommended by Staff)**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-19-00831, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF REZONING APPLICATION Z-19-00831 TO REZONE THE SUBJECT PROPERTY FROM RL – RESIDENTIAL LOW TO PD-R – PLANNED DEVELOPMENT RESIDENTIAL WHILE RETAINING THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD) TO ALLOW THE DEVELOPMENT OF THE SUBJECT PROPERTY IN COMPLIANCE WITH THE MASTER DEVELOPMENT PLAN, WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT, IF THE MASTER DEVELOPMENT PLAN IS SUFFICIENTLY AND SATISFACTORILY REVISED AS FOLLOWS:

1. Development should be in conformance with Master Development Plan and Commitments
2. Lots 39-50, in Exhibit A, shall meet the front yard setback requirement as stated in Section 3.5.1.C3 (Townhouses) of the Zoning Ordinance.

**Rezoning Z-19-00831**

**APPROVAL**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-19-00831, WHICH HAS BEEN FILED FOR THE LAND KNOWN 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF REZONING APPLICATION Z-19-00831 TO REZONE THE SUBJECT PROPERTY FROM RL – RESIDENTIAL LOW TO PD-R – PLANNED DEVELOPMENT RESIDENTIAL WHILE RETAINING THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD) TO ALLOW THE DEVELOPMENT OF THE SUBJECT PROPERTY IN COMPLIANCE WITH THE MASTER DEVELOPMENT PLAN, WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT.

**Rezoning Z-19-00831**

**DENIAL**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-19-00831, WHICH HAS BEEN FILED FOR THE LAND KNOWN AS 3500 PICKETT ROAD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 58-1-02-021, I MOVE THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF REZONING APPLICATION Z-19-00831 TO REZONE THE SUBJECT PROPERTY FROM RL – RESIDENTIAL LOW TO PD-R – PLANNED DEVELOPMENT RESIDENTIAL WHILE RETAINING THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD):

(Planning Commission 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;
- 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.

RESOLUTION NO. PC-20-04

A RESOLUTION FOR APPROVAL OF AN AMENDMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF FAIRFAX, VIRGINIA TO CHANGE THE FUTURE LAND USE MAP FROM SOCIAL AND CIVIC NETWORK TO TOWNHOUSE/SINGLE-FAMILY ATTACHED NEIGHBORHOOD AS DEPICTED ON THE ATTACHED EXHIBIT FOR THE PROPERTY IDENTIFIED AS CITY OF FAIRFAX TAX MAP PARCEL 58-1-02-021.

WHEREAS, EYA Development LLC, has requested an amendment to change the designation of the City of Fairfax Comprehensive Plan Future Land Use Map for City of Fairfax tax map parcel 58-1-02-021 from the current designation as Social and Civic Network to Townhouse/Single-Family Attached Neighborhood;

WHEREAS, the Planning Commission has carefully considered the proposed amendment, as well as testimony and other evidence received at the public hearing, including the staff report; and

WHEREAS, the Planning Commission has determined that the proposed amendment is proper, in accordance with the applicable provisions of law, and should be approved;

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission does hereby recommend that the City of Fairfax Comprehensive Plan Future Land Use Map be amended from the current designation for tax map parcel 58-1-02-021 as Social and Civic Network to Townhouse/Single-Family Attached Neighborhood as depicted on the attached Exhibit A. This resolution shall be effective as provided by law.

Adopted this 8<sup>th</sup> day of June 2020

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

The vote to approve was recorded as follows:

Commissioner/Chair Jaworski	_____
Commissioner/Vice Chair Angres	_____
Commissioner Burrell	_____
Commissioner Cunningham	_____
Commissioner Eftekhari	_____
Commissioner Feather	_____
Commissioner Rice	=====



Exhibit A

