

**CITY OF FAIRFAX  
BOARD OF ARCHITECTURAL REVIEW  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Project Name: Redevelopment of the Breezeway Motel and Fairfax Gardens Apartments  
 Project Location: 10829 Fairfax Blvd 10807 - 10818 Cedar Ave 3930 - 3934 Oak St & 3937 Walnut St.  
 Project Description: The Applicant's proposal includes the development of 20 two-over-two stacked condominium units, 42 townhouses and associated open space.

Applicant: Pulte Home Company, LLC By: Robert D. Brant, Attorney/Agent  
 Applicant's Address: 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201  
 Phone: (703) 528-4700 E-mail: Rbrant@thelandlawyers.com  
 Applicant's Representative: Robert D. Brant, Attorney/Agent  
 Phone: (703) 528-4700 E-mail: Rbrant@thelandlawyers.com  
 Property Owner: Robert Pierce  
 Owner's Address: 3613 Prosperity Avenue Fairfax, VA 22031 E-mail: rbrtpierce1@gmail.com

I certify I have read and understand my application to comply with 110-6.2.3.C. of the City Code which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted.

Applicant's Signature

*Robert D. Brant, Attorney/Agent*

7/23/2021

Date

**AFFIDAVIT**

I, (applicant) Pulte Home Company, LLC By: Robert D. Brant Attorney/Agent, do hereby make oath or affirmation that to the best of my knowledge and belief, the following information is true:

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

Name	Address	Relationship
<u>See Attachment A</u>		
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(b) **\*\*Not required for minor certificates of appropriateness\*\*** That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders:

Name	Address	Relationship
<u>See Attachment B</u>		
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(c) **\*\*Not required for minor certificates of appropriateness\*\*** That the following is a list of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>See Attachment B</u>		
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2. That the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state.)

None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. That within five (5) years prior to the filing of this application, the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one.

EXCEPT AS FOLLOWS: (If none, so state.)

None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

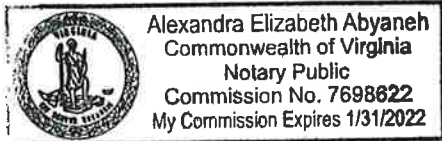
4. **\*\*Not required for minor certificates of appropriateness\*\*** That I understand that I or a designated representative must be present at the meeting or this application will be deferred by the Board of Architectural Review.

WITNESS the following signature:

  
\_\_\_\_\_  
Applicant  
Robert D. Brant  
Attorney/Agent

ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 23 day of July, 2021, in the State of Virginia, County of Arlington.  
My commission expires 1/31/22.



Alexandra Elizabeth Abyaneh 7698622  
Notary Public/Registration No.

City of Fairfax  
Department of Community Development and Planning  
10455 Armstrong Street, Annex Room 207  
Fairfax, VA 22030

## ATTACHMENT A

Pulte Home Company, LLC  
9302 Lee Highway, Suite 1000  
Fairfax, Virginia 22031  
Agents: Stephen S. Collins, Jr. (Former)  
David DeMarco  
Rose-Ellene Sumrall  
Clare McCaffery  
Jeffrey Gothard

Applicant/Contract Purchaser

Robert W. Pierce  
3613 Prosperity Avenue  
Fairfax, VA 22031

Title Owner of Tax Map 057-1-14-043, -055A,  
-075A, -076A, -077A, and -083

City of Fairfax  
10455 Armstrong Street  
Fairfax, VA 22030

Title Owner of Cedar Avenue and Walnut Street  
Right-of-Way

ATCS, P.L.C.  
2553 Dulles View Drive, #300  
Herndon, VA 20171  
Agent: Gregory ("Gus") Brush (Former)  
Chris Neifert  
Melanie Graff  
Gregory White  
Ravi Shrestha (Former)

Engineer/Agent

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102  
Agent: John J. Andrus (Former)  
Christopher Turnbull  
Grady P. Vaughan  
Jillian G. Kinder  
William Zeid (Former)

Transportation Consultant/Agent

Robert Charles Lesser & Co., LLC  
7200 Wisconsin Avenue, Suite 1110  
Bethesda, MD 20816  
Agent: Leonard Bogorad (Former)  
Erin Talkington  
Kelly Mangold  
John Rendleman

Economic Consultant/Agent

Enterprise Realty Services, Inc.  
9237 Cambridge Manor Court  
Potomac, MD 20854  
Agent: Stevan Varga

Broker/Agent

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Suite 1300  
Arlington, Virginia 22201

Attorneys/Planners/Agent for Applicant

Agents: Martin D. Walsh  
M. Catharine Puskar  
Robert D. Brant  
Elizabeth D. Baker

Lynne J. Strobel  
Nicholas V. Cumings  
Steven M. Mikulic (Former)  
Kathryn R. Taylor

Bernard S. Suchicital  
Anna B. Smith

## **ATTACHMENT B**

### **Pulte Home Company, LLC**

Sole Member: Pulte Diversified Company, LLC

Pulte Diversified Company, LLC

Sole Member: PulteGroup, Inc.

PulteGroup, Inc.

Publicly traded on the NYSE

### **ATCS, P.L.C.**

Shareholders: Young Ho Chang, John A. Depasquale, Michael J. Rosenfeld, Kevin Porter, Kwong Hui, James W. Whitehead

### **M. J. Wells & Associates, Inc.**

M. J. Wells & Associates, Inc. is an Employee Stock Ownership Plan (ESOP). All employees are eligible Plan participants; however, no one employee owns 10% or more of any class of stock.

### **Robert Charles Lesser & Co., LLC**

Members: Gadi Kaufmann, Charles Hewlett, Adam Ducker, Todd LaRue, Gregg Logan, Robert Gardner, Taylor Mammen

### **Enterprise Realty Services, Inc.**

Sole Shareholder: Stevan Varga

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

Shareholders:

Wendy A. Alexander	John H. Foote	Charles E. McWilliams	Kathleen H. Smith
David J. Bomgardner	H. Mark Goetzman	Antonia E. Miller	Lynne J. Strobel
E. Andrew Burcher	Bryan H. Guidash	J. Randall Minchew	Garth M. Wainman
Thomas J. Colucci	Michael J. Kalish	Andrew A. Painter	Matthew A. Westover
Michael J. Coughlin	Michael R. Kieffer	M. Catharine Puskar	
Jonelle Cameron		John E. Rinaldi	