

# The *FAIRFAX* Newsletter

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## Garrett Cos. Files Tysons Mixed-Use Rezoning

The latest participant in the emerging Tysons mixed-use market plans to offer an option to high-rise living in the urban core with construction of a new mid-rise residential building featuring street-level restaurant and retail uses and a grocery store.

In a rezoning filed this week, Stafford-based Garrett Cos. lays out plans to redevelop the 4.69-acre former Kip Killmon Tysons Ford dealership property with a mid-rise mixed-use project within a half-mile of both the Greensboro and Tysons Corner Metro stations.

The company acquired the property – at 8201 Leesburg Pike and 8226 Boone Boulevard – in March 2014 for \$26.5 million; the site is located just west of the 9-story Tysons

Office Center building that has been owned by Garrett's 8133 Leesburg Pike LLC since the end of 2002. The four parcels (tax map 039-2-02-0039, 41 and 42 and 039-1-06-0038) total 7.98 acres and are zoned C-4, High Density Office or C-8, Highway Commercial.

According to Mike Ziegler, vice president with The Garrett Cos., adding the Killmon parcels to its existing office building property allowed the company “to bring a lot of additional value to a possible redevelopment and really allowed us to come up with a project that we think is going to be most appealing to the general public and fits in very well with the Fairfax County comprehensive plan.”

▼ International Place at Tysons Rendering; *Source: Cooley LLP*



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The statement filed on behalf of the company by attorney Jill S. Parks (Cooley LLP) describes the proposal, saying “[t]he Applicant seeks to rezone the Property to the Planned Tysons Corner (‘PTC’) urban district in order to transform the Garrett and Tysons Ford Properties from segregated, suburban office and auto sales uses to an integrated, transit-oriented, mixed-use development with a significant multi-family component.”

The first phase of redevelopment for the assembled parcels will focus on the Ford site, leaving the existing 148,000-square foot, three-decade old office building and parking structure in place for the time being, according to the submittal.

Initial plans call for a 609,600-square foot building containing 511 multi-family units and 130,000-square feet of retail uses, including a 80,000-square foot urban grocery store. The applicant is proposing both private and public open space areas, including two large courtyards (one with swimming pool, lounge area and locker facilities) for residents and six urban park spaces including a central plaza open to residents, office employees, and visitors.

This proposal for a new mid-rise development in the Old Courthouse area of Tysons “presents the County with an opportunity to offer its residents a new housing option in the heart of Tysons: apartments in a less expensive, but still attractive and highly-amenitized, mid-rise, wood-frame residential building,” the application states.

“From our perspective, we think that is what differentiates our project,” says Ziegler. “Everybody thinks that Tysons is going to be overbuilt in the very near future with 20-story tower steel-and-concrete construction.”

Garrett looked at the demographics and saw an opportunity to provide a housing option for “kids coming out of college who have entry-level positions...and the empty-nesters who are downsizing and think Tysons might be a very nice place to live,” Ziegler remarks.

“We think it appeals to a tremendous number of people who aren’t going to want to pay some of the top dollar that those other guys have to get because of the cost of construction,” he adds.

According to the filed statement, the proposal includes a request for “a modest increase in its residential square footage for each [Metro] station to which it’s proximate” – totaling approximately 37,720 additional square feet for each – and another 69,593-square feet in exchange for the provision of 20-percent of the residences as workforce units.

Speaking about wrapping a grocery store into the project, Ziegler says “we expect that it will be a great amenity for the residents of the apartments.” No grocer is yet in place.

As for the rest of the commercial space, Ziegler says, “we have a tremendous amount of interest from restaurants who want to be located on the Route 7 side, so we think we are going to be able to give a good variety of eating establishments and retailers that will also be nice ancillary uses for the residents.”

“With construction of International Place, the Applicant is taking the first step to reactivating, reenergizing and revitalizing the Tysons Ford Property, the [Tysons Office Center] Property and the entire neighborhood,” that statement maintains.

The rezoning – proposing an overall 2.19 FAR – provides an opportunity in the future for approximately 369,210-gross square feet of office space to be developed on the Tysons Office Center site.

In summary, “the Project will unify the area of Tysons south of the intersection of Routes 7 and 123 with the area south of Boone Boulevard, as envisioned by the Comprehensive Plan,” the statement notes, adding “when redeveloped together, they have great potential to become a gateway to the entire area of Tysons south of the intersection of Routes 7 and 123.”

There is a small 18,000-plus square foot parcel on Leesburg Pike – currently home to the Tysons Bagel Market – wrapped by the U-shaped Garrett properties not included in the rezoning. While they have spoken to the owner about acquiring the parcel, Ziegler says at the moment “we are pretty far apart on what the property is worth.” Meantime, with the new residences planned, he expects “there will be many more people to go over to buy a bagel in the morning.”

Providing some background on his company, Ziegler says The Garrett Cos. – headed by Andrew Garrett – got its start 28 years ago as a residential homebuilding company and then got into “residential lot cutting.” Currently, the company owns 5,000 acres in Stafford County,” he says, adding, “we are embedded for the long-term in Stafford.”

While maintaining its core in Stafford, the company is looking both north and south for commercial opportunities, according to Ziegler, who says his background is in commercial development. “It’s a process and we are never going to lose our roots in the land game... We’re never going to change those spots. We’re just adding some new ones.”

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In addition to its proposed Tysons International project, the company is part of the development team redeveloping the former Italian Embassy in D.C. into a luxury 100-unit multi-family project.

The company also is “looking to bring out of the ground” a new mixed-use project in Fredericksburg that includes a combination of single family homes, 300 multi-family apartments, and a couple of hundred thousand square feet of retail, Ziegler states. And in neighboring Prince William County, plans are in the works for filing a rezoning for the former Jefferson Plaza shopping center property on Route 1 to allow mixed retail and residential development.

With zoning and rezoning projects in the District, Fairfax County, Prince William, Stafford County, and in the City of Fredericksburg, Ziegler says, “We log an awful lot of miles on I-95.”

### **Pulte Files Multi-Family Rezoning Proposal for Reston Property**

Pulte Home Corp. is seeking approval from the county to replace an office building at 1825 Michael Faraday Drive in Reston with stacked “two-over-two” townhome-style multi-family homes within a quarter mile of the Wiehle Avenue East Metrorail station.

To enable the 42-unit project, the company is asking to rezone the 1.58-acre site located on Michael Faraday south of Sunset Hills Road and east of Wiehle Avenue from the I-4, Medium Intensity Industrial, zone to R-30 residential district. The existing 11,000-square foot building has been owned by the Hardwood, Plywood & Veneer Association since 1976.

“The proposed development will replace a single-story office building with attractive and high-quality facades, enhance the mix of uses desired near the Wiehle Avenue East Metro Station, and facilitate the planned grid of streets for the Transit Station Area,” states the rezoning document filed by attorney Brian Winterhalter (Cooley LLP) on behalf of Pulte.

The site – surrounded by other low- and mid-rise office and institutional uses – is located in the Residential Mixed Use-designated area in the North Subdistrict of the Wiehle Station Transit Oriented District and is planned at the base level for office uses up to a 0.50 FAR or residential uses up to 30 units per acre.

The proposed residences will be “distributed in two rows oriented east-west to align with the future grid of streets, with a central private street to provide access to the rear of the

units,” it adds. The development will accommodate the extension of Michael Faraday Drive and Reston Station Boulevard along the west and south sides of the property, improving pedestrian and vehicular access to the Metro, according to the proposal.

The comprehensive plan states that the North Subdistrict will be served by a new pedestrian-oriented grid of streets anchored by Reston Station Boulevard, which will serve as the Main Street for the Wiehle Avenue TOD area.

**Alternative Offering.** The application points out that “[g]iven the high-rise residential development already occurring in the Wiehle Avenue Station Area and planned throughout the Transit Station Areas, the Proposed Development will expand the range of new housing choices available in Reston.”

And, as similarly pointed out in the International Place at Tysons application (see page 2), the two-over-two units “will serve a broader segment of the area’s housing needs,” including young families interested in living in a transit-oriented, pedestrian-friendly environment.

Development will include eight-foot wide sidewalks, a pocket park in the northeast corner of the site, an enhanced streetscape, and high-quality architectural treatments, with the residential facades facing onto the streets and buildings featuring “welcoming entries on the ground floor of each building,” the rezoning states.

As part of the rezoning, the applicant is asking to modify the minimum R-30 district size from three to 1.58 acres to allow the “infill” project, with the statement noting that “flexibility is especially important for initial proposals that will serve as a foundation and catalyst for other redevelopment.” In addition, waivers are also sought from requirements for, among other things, the minimum front and side yard sizes (from 20 to 10 feet) and the amount of open space (from 40 percent to 23 percent).

In November 2014, the JBG Cos. filed a rezoning for a nearby 4.22-acre site at 1831 Wiehle Avenue (from the I-4 to PRM, Planned Residential Mixed-Use, zone) to enable development of two multi-family buildings with up to 504 units and 61,000-square feet of ground-floor retail. See the November 21, 2014 issue of *The Fairfax Newsletter* for details.



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### Navy Federal Expanding Fairfax Headquarters

Virginia Governor Terry McAuliffe recently announced plans by Navy Federal Credit Union to expand its headquarters campus in the Town of Vienna, with the financial institution poised to invest \$114.6 million in the expansion and add 600 employees.

The investment will include a new 4-story, 234,000-square foot office building and a parking deck on a 10.8-acre site. An elevated walkway will connect the new building to the rest of the headquarters campus, according to the announcement.

“We’ve seen tremendous member growth over the last few years,” said Cutler Dawson, CEO/President of Navy Federal in the press release about the expansion. “It’s critical in maintaining our high standards for exceptional member service that we continue to expand our presence in Fairfax County and Virginia. This state has a great wealth of talent, and Vienna is a community we are proud to be a part of.”

The expansion is being aided by a \$1 million grant from the Governor’s Opportunity Fund to assist Fairfax County with the project. Additional funding and services to support the company’s employee training activities will be provided through the Virginia Jobs Investment Program, according to the announcement. The Fairfax County Economic Development Authority worked with the Virginia Economic Development Partnership to secure the project for Virginia.

In May 2014, the credit union – the world’s largest with over five million members – purchased the two office buildings at 1021 and 1041 Electric Avenue (for \$11.6 million) located across from Navy Federal’s headquarters at 820 Follin Lane, SE. Since the headquarters was originally constructed in 1977, it has undergone two expansions, with the most recent completed in 1996.

Navy Federal has more than \$63 billion in assets, 260 branches and a workforce of more than 12,000 employees worldwide. The credit union serves all Department of Defense and Coast Guard active duty, civilian, and contractor personnel and their families.

### Building Permits Issued March 13 through 24, 2015 Residential

#### *New Single Family Detached*

**Ahmadiyya Movement in Islam Inc.**, 4555 Ahmadiyya Drive, Chantilly, VA 20151; for 1 \$300,000 SFD at 4551 Ahmadiyya Drive, tax map 044-2-20-0001B (contractor: ANV Construction Group Inc., 10281 Frosty Court, Manassas, VA 20109);

**Blackrock Holdings LLC**, 1489 Chain Bridge Road, Suite 200, McLean, VA 22101; for 1 \$350,000 SFD at 2134 Emilys Lane, tax map 041-1-17-0055;

**Buchanan Price LC**, 6756 Old McLean Village Drive, McLean, VA 22101; for 1 \$750,000 SFD at 6907 Pine Crest Avenue, tax map 030-2-07-120003;

**Clydesdale Custom Homes LLC**, 1207 Ross Drive, SW, Vienna, VA 22180; for 1 \$500,000 SFD at 10134 Pine Street;

**Donald Oldenburg**, 6339 Divine Street, McLean, VA 22101; for 1 \$400,000 SFD at 1721 Valley Avenue, tax map 031-3-08-050029A (contractor: Chadsworth Homes Inc., 1010 Rockville Pike, Suite 300, Rockville, MD 20852);

**Eskender Beyene**, 7800 Ox Road, Fairfax Station, VA 22039; for 1 \$305,000 SFD at 7800 Ox Road, tax map 096-2-01-0021 (contractor: Botero Homes LLC, 11150 Sunset Hills Road, Suite 160, Reston, VA 20190);

**Jinkyung and Phil Yoon**, 1227 Old Stable Road, McLean, VA 22102; for 1 \$250,000 SFD at 6813 Tennyson Drive, tax map 030-4-03-0012 (contractor: Anchor Homes LLC, 4124A Walney Road, Chantilly, VA 20151);

**Kelly Marie Chase**, 8345 Carrleigh Parkway, Springfield, VA 22152; for 1 \$150,000 SFD at 6424 Bardu Avenue, tax map 089-2-04-040028 (contractor: Reel Homes LLC, 10623 Jones Street, Unit 201B, Fairfax, VA 22030);

**Kengjin Lian**, 1616 Macon Street, McLean, VA 22101; for 1 \$295,000 SFD at 1616 Macon Street, tax map 030-4-28-020007 (contractor: ANV Construction Group Inc., 10281 Frosty Court, Manassas, VA 20109);

**Liu Chaoying and Yu Zhou**, 6198 Adeline Court, McLean, VA 22101; for 1 \$500,000 SFD at 1302 Calder Road, tax map 030-2-13-0003;

**Merion Homes Pimmit LLC**, 928 Mackall Avenue, McLean, VA 22101; for 1 \$500,000 SFD at 1935 Storm Drive, tax map 040-1-16-0267 (contractor: RS Snead Construction LLC, 6128 North 28th Street, Arlington, VA 22207);

**NVR Inc.**, 3926 Pender Drive, Suite 200, Fairfax, VA 22030; for 1 \$150,000 SFD at 7570 Glen Pointe Court, tax map 098-2-22-0007A (contractor: NVR Inc., 11700 Plaza America Drive, Suite 500, Reston, VA 20190);

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**NVR Inc.**, 11700 Plaza America Drive, Suite #500, Reston, VA 20190; for 2 \$200,000 SFD at 7551 and 7574 Glen Pointe Court, tax map 098-2-22-0009A and 089-4-30-0020;

**Neighborhoods VI LLC**, 11111 Sunset Hills Road, Suite #200, Reston, VA 20190; for 1 \$159,000 SFD at 16819 Doubleday Road, tax map 052-3-02-0027A (contractor: Stanley Martin Companies LLC, 11111 Sunset Hills Road, Suite #200, Reston, VA 20190);

**Neighborhoods VI LLC**, 11111 Sunset Hills Road, Suite #200, Reston, VA 20190; for 2 \$160,000 SFD at 6621 and 6627 Jessamine Lane, tax map 071-2-44-0005 and 071-2-44-0008 (contractor: Stanley Martin Companies LLC, 11111 Sunset Hills Road, Suite #200, Reston, VA 20190);

**Patrick Villagomez**, 3732 Jason Avenue, Alexandria, VA 22302; for 1 \$240,000 SFD at 2221 Stokes Lane, tax map 093-1-11-0001 (contractor: Thong & James Saykhamphone, 7118 Leesville Boulevard, Springfield, VA 22151);

**Richmond Moore Turner**, 6007 Woodley Road, McLean, VA 22101; for 1 \$700,000 SFD at 6007 Woodley Road, tax map 031-4-10-0007 (contractor: Great Jones Developments LLC, 2106 Virginia Avenue, McLean, VA 22101);

**Shahiq Khwaja**, 6700 Lupine Lane, McLean, VA 22101; for 1 \$50,000 SFD at 6700 Lupine Lane, tax map 021-2-06-0014;

**Sheth Arpan**, 43671 Scarlet Square, South Riding, VA 20152; for 1 \$600,000 SFD at 525 Druid Hill Road, tax map 038-2-14-0014 (contractor: Cloud IX Homes LLC, 2710 Hunter Mill Road, Oakton, VA 22124);

**Sunnyside Development LLC**, 1400 North Buchanan Street, Arlington, VA 22205; for 1 \$300,000 SFD at 6645 Osborn Street, tax map 040-4-04-0011;

**Thomas Joseph Holly III**, 11423 Meadow Lake Court, Oakton, VA 22124; for 1 \$300,000 SFD at 609 Park Street, tax map 038-4-22-0006 (contractor: Clear View Homes LLC, 210 Talahi Road, Vienna, VA 22180);

**Tricrest Homes LLC**, P.O. Box 6052, McLean, VA 22106; for 1 \$300,000 SFD at 1473 Waggaman Circle, tax map 030-2-17-0028 (contractor: Tricrest Homes LLC, 1221 Stuart Robeson Drive, McLean, VA 22101);

**Walter Johnson**, 6611 Gordon Avenue, Falls Church, VA 22046; for 1 \$620,000 SFD at 6611 Gordon Avenue, tax map 040-4-11-0013A (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

**Wen Liu**, 1835 Dalmation Drive, McLean, VA 22101; for 1 \$285,000 SFD at 1835 Dalmation Drive, tax map 040-2-26-0145A (contractor: SV Homes LC, 12620 Darby Brooke Court, Woodbridge, VA 22192);

**Yemesrach Yilma**, 7158 Woodland Drive, Springfield, VA 22151; for 1 \$295,000 SFD at 6427 Casperson Road, tax

map 091-3-05-0003 (contractor: Botero Homes LLC, 11150 Sunset Hills Road, Suite 160, Reston, VA 20190).

### ***New Single Family Attached***

**Mosaic Homes Associates LLC**, 4800 Hampden Lane, Suite #300, Bethesda, MD 20814; for 6 \$120,000 TH at 2939, 2941, 2943, 2945, 2947, and 2949 Eskridge Road, tax map 049-3-40-0001, 049-3-40-0002, 049-3-40-0003, 049-3-40-0004, 049-3-40-0005, and 049-3-40-0006 (contractor: EYA Construction Inc., 4800 Hampden Lane, Suite #300, Bethesda, MD 20814).

### ***New Apartments***

**Fairfax Corner Partners**, 1420 Spring Hill Rd., McLean, VA 22102; for 1 \$25,000,000 Apt. Building, new apartment building 4 stories and basement at 11851 Monument Dr., tax map 056-1-15-0014 (contractor: Paradigm Construction Co., 1415 N. Taft Street, Suite 100, Arlington, VA 22201).

## **Residential Totals**

New Single Family Detached: 27

New Single Family Attached: 6

New Apartments: 1 Building

## **Commercial**

**ATSG**, 10505 Judicial Dr., Suite 200, Fairfax, VA 22030; for 1 \$26,825, interior alteration to existing tenant - ATSG at 8280 Willow Oaks Corporate Dr., Suite 630, tax map 049-3-01-0139;

**Advanced Technology Concept Center**, 1577 Spring Hill Rd., Vienna, VA 22182; for 1 \$33,915, interior alteration to existing tenant - Advanced Technology Concept Center at 1577 Spring Hill Rd., Suite 101, tax map 029-3-01-0002F;

**Atlantic Realty Companies**, 8150 Leesburg Pike, Suite 1100 Vienna, VA 22182; for 1 \$25,000, new tenant layout - NVFS at 8603 Westwood Center Dr., Suite 300, tax map 029-3-20-0002 (contractor: Commonwealth Construction Services, 14535 John Marshall Hwy., Suite 201, Gainesville, VA 20155);

**Best Buy Company**, 760 Penn Avenue, South Richfield, MN 55423; for 1 \$60,000, interior alteration to existing tenant at 1861 Fountain Drive, tax map 017-1-01-0003K;

**CH2M Hill**, 9191 South Jamaica St., Englewood, CO 80112; for 1 \$231,500, new tenant layout - CH2M Hill at 2411 Dulles Corner Pkwy., Suite 600, tax map 015-4-02-0006A (contractor: E Construction Group Inc., 1300

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Pennsylvania Ave., NW, Suite G 0328, Washington, DC 20004);

**CH2M Hill**, 9191 South Jamaica St., Englewood, CO 80112; for 1 \$231,500, new tenant layout - CH2M Hill at 2411 Dulles Corner Pkwy., Suite 500, tax map 015-4-02-0006A (contractor: E Construction Group Inc., 1300 Pennsylvania Ave., NW, Suite G 0328, Washington, DC 20004);

**Centennial Contractors**, 11111 Sunset Hills Rd., Suite 350, Reston, VA 22030; for 1 \$86,043, new tenant layout at 11111 Sunset Hills Rd., Suite 300, tax map 018-3-06-0008 (contractor: EI Kane Construction Inc., 438 North Frederick Ave., Suite 420, Gaithersburg, MD 20877);

**Children's Science Center**, 11948L Fair Oaks Shopping Center, Fairfax, VA 22030; for 1 \$80,820, new tenant layout at 11948L Fair Oaks Shopping Center, tax map 046-3-08-0001C;

**DSW Shoes**, 810 DSW Drive, Columbus, OH 43219; for 1 \$156,800, new tenant layout at 7694 Richmond Highway, Suite #20, tax map 101-2-01-0012A1 (contractor: David A. Nice Builders Inc., 4571 Ware Creek Road, Williamsburg, VA 23188);

**Dr. Nassar**, 6400 Arlington Blvd., Falls Church, VA 22030; for 1 \$33,578, interior alteration to expand existing tenant - Dr. Nassar at 6400 Arlington Blvd., Suite 944, tax map 051-3-01-0001B (contractor: Caliber Construction Inc., 11250 Roger Bacon Dr., Suite 8, Reston, VA 20190);

**Great Gatherings**, 2920 District Ave., Suite 180, Fairfax, VA 22031; for 1 \$340,087, new tenant with storefronts and vestibule space at 2920 District Ave., Suite 180 (contractor: Geis Construction South LLC, 10020 Aurora Hudson Rd., Streetsboro, OH 44241);

**Grosvenor Americas**, 1701 Pennsylvania Ave., Suite 1050 Washington, DC 20006; for 1 \$87,500, interior alteration to existing clubhouse/canopy - Wheelhouse Clubhouse at 12105 Polo Dr., tax map 046-3-01-0036C;

**ICF International**, 9302 Lee Hwy., Fairfax, VA 22031; for 1 \$156,700, new tenant layout - ICF International at 9302 Lee Hwy., tax map 048-4-01-0001G (contractor: Rand Construction Corp., 1029 North Royal St., Alexandria, VA 22314);

**Inova Mt. Vernon Hospital**, 2501 Parkers Ln., Alexandria, VA 22306; for 1 \$100,000, to construct new temporary/connection structure to trailer to be built only from April 1st to Oct. 31st at 2501 Parkers Ln., tax map 102-1-01-0004 (contractor: Hitt Contracting Inc., 2900 Fairview Park Dr., Falls Church, VA 22042);

**JBG**, 2000 Edmund Halley Dr., Reston, VA 20191; for 1 \$145,489, new tenant layout - Intact Technology at 12700 Sunrise Valley Dr., Suite 410, tax map 016-4-01-0016B (contractor: HBW Properties Inc., 1055 First St., Suite 200, Rockville, VA 20850);

**KF Alexandria LLC**, 1700 35th St., NW, Washington, DC 20007; for 1 \$83,000, new tenant layout - El Paso at 6151 Richmond Hwy., tax map 083-3-01-0051;

**Krafft Enterprises 2 LLC**, 3999 Great Harvest Ct., Dumfries, VA 22025; for 1 \$42,000, interior alteration for owner at 5751 General Washington Dr., tax map 080-2-09-0017;

**Lather**, 76 N. Fair Oaks Ave., Pasadena, CA 91103; for 1 \$33,816, interior alteration to existing tenant - Lather at 2910 District Ave., Suite 155, tax map 049-3-37-H (contractor: May Construction Group LLC, 4630 Montgomery Ave., Suite 110, Bethesda, MD 20184);

**Leidos**, 6909 Metro Park Dr., Alexandria, VA 22310; for 1 \$31,500, interior alteration to existing tenant at 6909 Metro Park Dr., Suite 100, tax map 091-1-01-0023E (contractor: Mark Construction Group LLC, 485 Spring Park Pl., Suite 550, Herndon, VA 20170);

**Lululemon Athletics Inc.**, 2920 District Ave., Suite 105, Merrifield, VA 22031; for 1 \$150,000, new tenant layout with new store front - Lululemon at 2920 District Ave., Suite 105, tax map 049-3-38-04-0001 (contractor: Commercial Construction Management, 1740 S. State Rd., Upper Darby, PA 19082);

**M&T Bank**, 1800 Washington Blvd., Baltimore, MD 21030; for 1 \$588,000, metal stud only - M&T Bank at 7799 Leesburg Pk., Suite 600, tax map 039-2-01-0045D;

**MPR Realty**, 3050 K St., NW, Suite 125, Washington, DC 20007; for 1 \$125,000, new tenant layout - Novetta Solutions at 6225 Brandon Ave., Suite 400, tax map 080-4-01-0005D;

**MVLE**, 7400 Fullerton Rd., Springfield, VA 20151; for 1 \$40,000, elevator shaft renovation at 7400 Fullerton Rd., tax map 099-1-04-A (contractor: Northern Virginia Restoration, 14263 Lindendale Rd., Woodbridge, VA 22193);

**Mission Essential Personnel**, 13880 Dulles Corner Ln., Herndon, VA 20171; for 1 \$40,880, interior alteration to existing tenant - Mission Essential Personnel at 13880 Dulles Corner Ln., tax map 015-4-01-0001B1 (contractor: Coakley & Williams Construction, 7475 Wisconsin Ave., Suite 900, Bethesda, MD 20814);

**Mitre Corp.**, 7515 Colshire Dr., McLean, VA 22102; for 1 \$96,000, interior alteration to existing tenant - Mitre at 7525 Colshire Dr., tax map 030-3-28-0003A1 (contractor: Sigal Construction Corp., 2231 Crystal Dr., Suite 200, Arlington, VA 22202);

**One Flint Hill LP**, 2000 Tower Oaks Blvd., 8th Floor Rockville, MD 20852; for 1 \$118,040, new tenant layout - One Flint Hill Fitness Center at 10530 Rosehaven St., Suite 150, tax map 047-4-01-0001A;

**Phase I LP Reston Town Center Office Park**, 2200 Pennsylvania Ave., Suite 200W, Washington, DC 20037; for



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1 \$42,751, existing tenant alterations - U.S. Government at 12030 Sunset Hills Rd., 2nd Fl., tax map 017-3-01-0029A; **Quadrangle Development Corp.**, 1001 G St., NW, Washington, DC 20001; for 1 \$38,000, restroom upgrade on the 5th floor at 8300 Greensboro Dr., tax map 029-3-15-0009 (contractor: DFS Construction Corp., 2200 Wilson Blvd., Suite 800, Arlington, VA 22201);

**Reston Hospital Center**, 1850 Town Center Pkwy., Reston, VA 20190; for 1 \$1,000,000, build out of shell space for laboratory (biomed, case management and laboratory) at 1850 Town Center Pkwy., tax map 017-1-01-0015B (contractor: Skanska USA Building Inc., 389 Interpace Pkwy., Parsippany, NJ 07054);

**Reston Hospital Center**, 1850 Town Center Pkwy., Reston, VA 20190; for 1 \$389,961, renovation of existing lab area to accommodate observation unit at 1850 Town Center Pkwy., tax map 017-1-01-0015B (contractor: Skanska USA Building Inc., 389 Interpace Pkwy., 5th Fl., Parsippany, NJ 07054);

**Richard Weiner**, 18 Maple Avenue, Vienna, VA 22180; for 1 \$86,000, new tenant layout at 134 Maple Avenue, Suite #7, tax map 038-4-16-0002;

**Roadside Deli Projects LLC**, 4304 Brandywine St., NW, Washington, DC 20016; for 1 \$380,000, new tenant layout - DGS Delicatessen at 2985 District Ave., Suite 115, tax map 049-3-38-03-0001 (contractor: Battino Contracting Solutions, 43674 Leesmill Sq., Leesburg, VA 20176);

**Route 606 Reston LLC**, 11708 Bowman Green Dr., Reston, VA 20190; for 1 \$31,000, new tenant layout - Bento House Restaurant at 11790 Baron Cameron Ave., Suite J, tax map 017-1-07-0001A;

**Taiko Sushi Inc.**, 6715 Backlick Rd., Suite D, Springfield, VA 22150; for 1 \$75,000, new tenant layout - Taiko Sushi at 6715d Backlick Rd., Suite D, tax map 090-2-01-0025D (contractor: Kaywell Construction Corp., 9204 Berger Rd., Suite B, Columbia, MD 21046);

**Transwestern Commercial Services**, 8614 Westwood Center Dr., Vienna, VA 22182; for 1 \$40,830, interior alteration for future tenant spec space, Suite 2 at 8280 Greensboro Dr., Suite 220, tax map 029-3-15-0010A;

**Transwestern Commercial Services**, 8614 Westwood Center Dr., Vienna, VA 22182; for 1 \$69,751, interior alteration for future tenant at 8280 Greensboro Dr., Suite 201, tax map 029-3-15-0010A;

**Transwestern Commercial Services**, 8614 Westwood Center Dr., Vienna, VA 22182; for 1 \$59,544, interior alteration for future tenant at 8280 Greensboro Dr., Suite 230, tax map 029-3-15-0010A;

**Value Vet**, 1364 Chain Bridge Rd., McLean, VA 22101; for 1 \$35,000, new tenant layout - Value Vet at 1364 Chain Bridge Rd., tax map 030-2-01-0030 (contractor: KBR Corp., 10503B Braddock Rd., Fairfax, VA 22032);

**Ventura**, 1881 Campus Commons Dr., Reston, VA 20191; for 1 \$79,128, interior alteration to existing tenant at 1881 Campus Commons Dr., Suite 350, tax map 026-2-01-0010.

### Planning Commission Actions March 19, 25, and 26, 2015

**PCA-1998-MV-033 (deferred 03/19/15)** - Water Purification Facility Proffer Condition Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission deferred until 3/26/2015 proffer condition amendment to amend PCA-1998-MV-032 & SEA-81-V-017-02 on 5.54 acres zoned R-1, located off of Ox Rd. at the intersection with Lorton Rd., tax map 106-4-01-0056-A, Mount Vernon District, (agent: John C. McGranahan, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7464).

**PCA-1998-MV-032 (deferred 03/19/15)** - Water Purification Facility Proffer Condition Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission deferred until 3/26/2015 proffer condition amendment to amend PCA-1998-MV-033 & SEA-81-V-017-02 on 129.0 acres zoned R-1, located off Ox Rd. at the intersection with Lorton Rd., tax map 106-4-01-0056-A, Mount Vernon District, (agent: John C. McGranahan, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7464).

**SE-2014-DR-057 (deferred 03/19/15)** - Bryan Cluster Subdivision (Stephen C. & Sally T. Bryan, 281 Golden Woods Ct., Great Falls, VA 22066-4152); planning commission deferred until 3/26/2015 a special exception for a cluster subdivision on 5.63 acres zoned R-1, located at 1318 Rockland Terrace, tax map 031-1-01-0017-D & 031-1-01-0018, Dranesville District, (agent: Matthew J. Allman, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SE-2014-LE-035 (appl. recommd. 03/19/15)** - Haimi's Home Child Care Special Exception (Haimanot Yidengitu/Haimi's Home Child Care, 6060 Joust Ln., Alexandria, VA 22315, (703) 341-6271; planning commission recommended approval for a special exception for a home child care on 1,540 sq. ft. zoned PDH-4, located at 6060 Joust Ln., tax map 091-4-09-2400-48, Lee District.

**SE-2014-MA-069 (deferred 03/19/15)** - Seven Corners Shopping Center Special Exception (Seven Corners Shopping Center Falls Church, VA. Limited Partnership, 270 Commerce Dr., Rochester, NY 22044); planning commission deferred until 3/25/2015 a special exception for a waiver of certain sign regulations on 6.46 acres zoned C-7, located at the intersection of Wilson Blvd. &

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Arlington Blvd., tax map 051-3-01-0035-A & 051-3-01-0035-B, Mason District, (agent: Sara V. Mariska, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SEA-81-V-017-02 (deferred 03/19/15)** - Fairfax County Water Authority Special Exception Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission deferred until 3/26/2015 special exception amendment to increase the land area associated with the approved Griffith Water Treatment Plant to permit the use of a reconfigured quarry associated with SPA-82-V-091-06 for water storage use and to increase the treatment capacity for the previously approved water treatment facility to include additional water purification facilities and other related modifications to utilize the additional water supply provided by the quarry on 247.84 acres zoned R-1 & RC, located off Ox Rd. at the intersection with Lorton Rd., tax map 106-3-01-0004-B, 106-3-01-0009, 106-4-01-0020-B, 106-4-01-0056-A, 112-2-01-0008, 112-2-01-0009, 112-2-01-0011, 112-2-01-0012 & 112-2-01-0014, Mount Vernon District.

**SE-2014-MA-069 (deferred 03/24/15)** - Seven Corners Shopping Center Special Exception (Seven Corners Shopping Center Falls Church, VA. Limited Partnership, 270 Commerce Dr., Rochester, NY 22044); BOS deferred until 4/28/2015 a special exception for a waiver of certain sign regulations on 6.46 acres zoned C-7, located at the intersection of Wilson Blvd. & Arlington Blvd., tax map 051-3-01-0035-A & 051-3-01-0035-B, Mason District, (agent: Sara V. Mariska, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SE-2014-LE-062 (apprl. recommd. 03/25/15)** - Bila's Child Care Special Exception (Bila Hamdael Crane/Bila's Child Care, 7739 Sullivan Circle, Alexandria, VA 22315); planning commission recommended approval for a special exception for a home child care facility on 1,600 sq. ft. zoned PDH-4, located at 7739 Sullivan Circle, tax map 099-2-10-0403-25A, Lee District.

**RZ-2014-PR-020 (apprl. recommd. 03/25/15)** - Adnan Ashkar Residential Rezoning (Adnan Ashkar, 3809 Kendale Rd., Annandale, VA 22003); planning commission recommended approval for application to rezone 1.05 acres from R-1 to R-3 for a single family detached dwelling, located at 8430 Electric Ave., tax map 039-3-01-0052, Providence District, (agent: Keith C. Martin, 8245 Boone Blvd., Suite 400, Vienna, VA 22182, (703) 734-4800).

**SE-2014-MA-069 (apprl. recommd. 03/25/15)** - Seven Corners Shopping Center Special Exception (Seven Corners Shopping Center Falls Church, VA. Limited Partnership, 270 Commerce Dr., Rochester, NY 22044); planning commission recommended approval for a special exception for a waiver of certain sign regulations on 6.46

acres zoned C-7, located at the intersection of Wilson Blvd. & Arlington Blvd., tax map 051-3-01-0035-A & 051-3-01-0035-B, Mason District, (agent: Sara V. Mariska, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SEA-01-M-038-02 (apprl. recommd. 03/25/15)** - Cellco Partnership DBA Verizon Wireless Special Exception Amendment (Cellco Partnership DBA Verizon Wireless, Broyhill Crest Recreation Inc., 9000 Junction Dr., Annapolis Junction, MD 20701); planning commission recommended approval for a special exception amendment to amend SEA-01-M-038 previously approved for a telecommunications facility to permit site modifications on 2.47 acres zoned R-3, located at 7212 Early St., tax map 060-3-24-0009-B, Mason District, (agent: Benjamin Pelletier, 6095 Marshalee Dr., Suite 300, Elkridge, MD 21075).

**RZ-2014-BR-019 (apprl. recommd. 03/26/15)** - Christopher at Kenilworth Rezoning (Christopher at Kenilworth, LLC, 10461 White Granite Dr., Oakton, VA 22032); planning commission recommended approval for application to rezone 3.59 acres from R-1 to PDH-3 for single family detached dwelling, located at 9725 Braddock Rd., tax map 069-1-01-0029, Braddock District, (agent: E. John Regan, Jr., 10461 White Granite Dr., Suite 103, Oakton, VA 22124, (703) 352-5950).

**FDP-2014-BR-019 (apprl. recommd. 03/26/15)** - Christopher at Kenilworth Residential Final Development Plan (Christopher at Kenilworth, LLC, 10461 White Granite Dr., Oakton, VA 22032); planning commission recommended approval for a final development plan on 3.59 acres zoned PDH-3, located at 9725 Braddock Rd., tax map 069-1-01-0029, Braddock District, (agent: E. John Regan, Jr., 10461 White Granite Dr., Suite 103, Oakton, VA 22124, (703) 352-5950).

**FDPA-C-448-35-01 (apprl. recommd. 03/26/15)** - Dana Robert Townend Final Development Plan Amendment (Dana Robert Townend, 5648 Tower Hill Circle, Alexandria, VA 22315, (703) 313-0911; planning commission recommended approval for a final development plan amendment for a modification of yard requirement on 4,847 sq. ft. zoned PDH-4, located at 5648 Tower Hill Circle, tax map 091-2-1242-0025, Lee District.

**PCA-1998-MV-032 (apprl. recommd. 03/26/15)** - Water Purification Facility Proffer Condition Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission recommended approval for a proffer condition amendment to amend PCA-1998-MV-033 & SEA-81-V-017-02 on 129.0 acres zoned R-1, located off Ox Rd. at the intersection with Lorton Rd., tax map 106-4-01-0056-A, Mount Vernon District, (agent: John C. McGranahan, 1751



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Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7464).

**PCA-1998-MV-033 (apprl. recommd. 03/26/15)** - Water Purification Facility Proffer Condition Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission recommended approval for a proffer condition amendment to amend PCA-1998-MV-032 & SEA-81-V-017-02 on 5.54 acres zoned R-1, located off of Ox Rd. at the intersection with Lorton Rd., tax map 106-4-01-0056-A, Mount Vernon District, (agent: John C. McGranahan, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7464).

**RZ-2014-PR-025 (apprl. recommd. 03/26/15)** - Commercial (Private Road) Rezoning (7799 Leesburg Pike, LLLP, 2000 Tower Oaks Blvd., 8th Floor, Rockville, MD 20852); planning commission recommended approval for application to rezone 15,482 sq. ft. from C-2 to C-4 for a hotel/motel, located at 7799 Leesburg Pike, tax map 039-2-01-0045-D, Providence District, (agent: Evan Pritchard, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SE-2014-DR-057 (apprl. recommd. 03/26/15)** - Bryan Cluster Subdivision (Stephen C. & Sally T. Bryan, 281 Golden Woods Ct., Great Falls, VA 22066-4152); planning commission recommended approval for a special exception for a cluster subdivision on 5.63 acres zoned R-1, located at 1318 Rockland Terrace, tax map 031-1-01-0017-D & 031-1-01-0018, Dranesville District, (agent: Matthew J. Allman, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SEA-81-V-017-02 (apprl. recommd. 03/26/15)** - Fairfax County Water Authority Special Exception Amendment (Fairfax County Water Authority, 8570 Executive Park Ave., Fairfax, VA 22031); planning commission recommended approval for a special exception amendment to increase the land area associated with the approved Griffith Water Treatment Plant to permit the use of a reconfigured quarry associated with SPA-82-V-091-06 for water storage use and to increase the treatment capacity for the previously approved water treatment facility to include additional water purification facilities and other related modifications to utilize the additional water supply provided by the quarry on 247.84 acres zoned R-1 & RC, located off Ox Rd. at the intersection with Lorton Rd., tax map 106-3-01-0004-B, 106-3-01-0009, 106-4-01-0020-B, 106-4-01-0056-A, 112-2-01-0008, 112-2-01-0009, 112-2-01-0011, 112-2-01-0012 & 112-2-01-0014, Mount Vernon District.

## Board of Supervisors Land Use Actions – March 24, 2015

**SE-2013-HM-016 (Approved 03/24/15)** - JBG/Reston Executive Center, L.L.C. Special Exception (JBG/Reston Executive Center, L.L.C., 4445 Willard Ave., Suite 400, Chevy Chase, MD 20815); BOS approved special exception for retail, restaurants, fast food and quick service food stores on 13.74 acres zoned I-5, located at 12100, 12110 & 12120 Sunset Hills Rd., tax map 017-3-01-0028-A, 017-3-01-0028-B & 017-3-01-0028-C, Hunter Mill District, (agent: Benjamin F. Tompkins, 3110 Fairview Park Dr., Suite 1400, Falls Church, VA 22042, (703) 641-4268).

**SE-2014-MV-055 (Approved 03/24/15)** - My Little School Home Daycare Special Exception (Ngoc Mai Nguyen - My Little School Home Daycare, 7664 Henry Knox Dr., Lorton, VA 22079); BOS approved a special exception for a home child care facility on 4,629 sq. ft. zoned PDH-5, located at 7664 Henry Knox Dr., tax map 107-2-04-A-10022, Mount Vernon District.

**SE-2014-MA-013 (deferred 03/24/15)** - Spectrum Development Drive Through Pharmacy & Fast Food Restaurant Special Exception (Spectrum Development, LLC, 1780 Dawson St., Vienna, VA 22182); BOS deferred indefinitely a special exception for a drive-through pharmacy & fast food restaurant on 2.41 acres zoned C-6, located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr. & 3401, 3423 & 3425 Charles St., tax map 061-2-17D-0001, 061-2-17D-0003, 061-2-17D-0004, 061-2-17D-0005, 061-2-18-0001, 061-2-18-0002, 061-2-18-0003, 061-2-18-0004 & 061-2-18-0005, Mason District, (agent: William B. Lawson, 6045 Wilson Blvd., Suite 100, Arlington, VA 22205, (703) 534-4800).

**RZ-2014-MA-011 (deferred 03/24/15)** - Spectrum Development Retail Rezoning - Shops at Baileys Crossroads (Spectrum Development, LLC, 1780 Dawson St., Vienna, VA 22182); BOS deferred indefinitely application to rezone 2.41 acres from C-2 to C-6 for a fast food restaurant, drive-through pharmacy & retail sales establishment, located at 5885 Leesburg Pike, 3408 & 3410 Washington Dr. & 3401, 3423 & 3425 Charles St., tax map 061-2-17D-0001, 061-2-07D-0003, 061-2-17D-0004, 061-2-17D-0005, 061-2-18-0001, 061-2-18-0002, 061-2-18-0003, 061-2-18-0004 & 061-2-18-0005, Mason District, (agent: William B. Lawson, 6045 Wilson Blvd., Suite 100, Arlington, VA 22205, (703) 534-4800).

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### Site and Subdivision Plans Approved

**SD-020658-001-3 (Approved 03/25/15)** - Porter at Sandburg Street Subdivision Plan (Kettler Sandburg LLC, 1751 Pinnacle Dr., Suite 700, McLean, VA 22102, (703) 641-9000; approved for a subdivision plan for 7 single family detached dwellings on 2.28 acres zoned PDH-3, located at 2400 Sandburg St. & 8001 Elm Pl., tax map 039-4-01-0046 & 039-4-01-0047, Providence District, (agent: Urban Engineering & Assoc., Inc., 4200 Technology Ct., Chantilly, VA 20151-1214, (703) 642-2306).

**SP-000082-001-2 (Approved 03/18/15)** - Chestnut Street Site Plan (Timber Ridge at Falls Church LLC, 23141 Ryan Rd., Suite 112/61, Ashburn, VA 20148); approved for a site plan for 53 single family attached and detached dwellings on 7.74 acres zoned PDH-8, located at 7129, 7135, 7201, 7203 & 7205 Leesburg Pike, 2323, 2327, 2331 & 2333 Dale Dr., tax map 040-3-01-0099, 040-3-01-0100, 040-3-01-0101, 040-3-01-0102, 040-3-05-0023, 040-3-05-0024, 040-3-07-0001, 040-3-07-0002, 040-3-07-0003, 040-3-07-0004 & 040-3-08-A, Providence District, (agent: Urban Ltd., 7712 Little River Turnpike, Annandale, VA 22003-2407, (703) 642-8080).

### Site and Subdivision Plans Accepted

**SD-004605-001-2 (Accepted 03/17/15)** - Osborne Property Subdivision Plan (CarrHomes Inc., 3877 Fairfax Ridge Rd., Fairfax, VA 22030-7446, (703) 549-6422; for a subdivision plan for 4 single family detached dwellings on 5 acres zoned R-1, located at 822 & 824 Blacks Hill Rd., tax map 006-4-01-0028-A & 006-4-01-0028-B, Dranesville District, (agent: Charles P. Johnson & Associates, Inc., 3959 Pender Dr., Suite 210, Fairfax, VA 22030-5504, (703) 385-7555).

**SD-006128-001-1 (Accepted 03/23/15)** - Burke Junction Subdivision Plan (NCL XI, LLC, PO Box 1574, Newington, VA 22122); for a subdivision plan on 8.08 acres zoned PDH-3, located at 5636 Guinea Rd., tax map 077-2-01-0014, Braddock District, (agent: Christopher Consultants, 9900 Main St., Suite 400, Fairfax, VA 22031).

**SP-001411-002-2 (Accepted 03/25/15)** - Keewood Health Care Center Site Plan (Annandale Property Investment LLC, 7201 Shallowford Rd., Suite 200, Chantanooga, N 37421); for a site plan for 64 residential housing for the elderly on 2.35 acres zoned R-5, located at 7108 & 7112 Braddock Rd., tax map 071-3-08-0009 & 071-3-08-0009-A, Mason District, (agent: Urban Ltd., 7700 Little River Turnpike, Annandale, VA 22003-2406, (703) 642-8080).

**SP-007894-003-1 (Accepted 03/16/15)** - Burke Community Church Phase II Site Plan (Trustees for Burke Community Church, 9900 Old Keene Mill Rd., Burke, VA 22015-3903); for a site plan on 12.94 acres zoned R-1, located at 9900 Old Keene Mill Rd., tax map 088-1-01-0007-A, Springfield District, (agent: Walter L. Phillips, Inc., 207 Park Ave., Falls Church, VA 22046-4312, (703) 532-6163).

### Rezoning Applications Accepted

**FDP-2010-PR-022 (Accepted 03/13/15)** - TMG Solutions Plaza Land Final Development Plan (TMG Solutions Plaza Land, L.P., 3 Bethesda Metro Center, Suite 610, Bethesda, MD 20814); for a final development plan for multifamily & retail on 3.91 acres zoned PTC, located at 8301, 8301 Z & 8303 Greensboro Dr. & 8399 Westpark Dr., tax map 029-3-15-0007-A1, 029-3-15-0007-B1, 029-3-15-0007-C1 & 029-3-15-0007-E1, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**FDPA-2003-LE-025-03 (Accepted 03/13/15)** - David Nasse Final Development Plan Amendment (David A. Nasse, 6001 Masondale Rd., Alexandria, VA 22315, (202) 626-3929; for a final development plan amendment for modification of yard requirements on 3,7200 sq. ft. zoned PDH-5, located at 6001 Masondale Rd., tax map 081-4-48-0086, Lee District.

**FDPA-2006-SU-025-02 (Accepted 03/19/15)** - Regency Centers Acquisition Final Development Plan Amendment (Regency Centers Acquisition, LLC, 1919 Gallows Rd., Suite 1000, Vienna, VA 22182); for a final development plan for mixed use on 20.97 acres zoned PDC, located at 4508 Walney Rd., tax map 044-1-01-0006, Sully District, (agent: Francis A. McDermott, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7422).

**PCA-2006-SU-025-02 (Accepted 03/19/15)** - Regency Centers Acquisition Proffer Condition Amendment (Regency Centers Acquisition, LLC, 1919 Gallows Rd., Suite 1000, Vienna, VA 22182); for a proffer condition amendment for mixed use on 20.97 acres zoned PDC, located at 4508 Walney Rd., tax map 044-1-01-0006, Sully District, (agent: Francis A. McDermott, 1751 Pinnacle Dr., Suite 1700, McLean, VA 22102, (703) 714-7422).

**RZ-2015-SP-003 (Accepted 03/16/15)** - Christopher Land Rezoning (Christopher Land, LLC, 10461 White Granite Dr., Suite 103, Oakton, VA 22124); application to rezone 1.88 acres from R-1 to R-8 for a single family attached dwelling, located at 9537 Burke Lake Rd., tax map 078-3-01-0002, Springfield District, (agent: E. John Regan, Jr., 10461 White Granite Dr., Suite 103, Oakton, VA 22124, (703) 352-5950).

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### Special Exception Applications Accepted

**SE-2015-SU-010 (Accepted 03/25/15)** - Claudio A. Vargas Special Exception (Claudio A. Vargas, 3930 Kernstown Ct., Fairfax, VA 22033); for a special exception for a home child care facility on 2,370 sq. ft. zoned PDH-3, located at 3930 Kernstown Ct., tax map 045-1-08-1600-21, Sully District.

**SEA-89-Y-035 (Accepted 03/25/15)** - Haft Equities - Sully Plaza Special Exception Amendment (Haft/Equities - Sully Plaza Limited Partnership, 1025 Thomas Jefferson St., NW, Washington, DC 20007-5201); for a special exception amendment to amend SE-89-Y-035 previously approved for drive-in financial institution and waiver of minimum lot size and lot width to permit waiver of certain sign regulations and an increase in sign height and sign area in a highway corridor overlay district on 20,600 sq. ft. zoned C-8, located at the intersection of Centreville Rd. & Lee Jackson Memorial Highway, tax map 034-4-01-0016-C, Sully District, (agent: Inda Stagg, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SEA-97-Y-002-02 (Accepted 03/25/15)** - Chantilly Associates, Inc. Special Exception Amendment (Chantilly Associates, Inc., 6428 Brentford Dr., Springfield, VA 22150, (703) 328-6630; for a special exception amendment to amend SEA-92-Y-002 previously approved for service station, quick service food store & car wash to permit modification of development conditions on 1.16 acres zoned I-5, located at the intersection of Westone Plaza & Stonecroft Blvd., tax map 044-3-06-0021-D, Sully District, (agent: Sara V. Mariska, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

### Real Estate Transactions of Interest March 16 through 27, 2015

#### Commercial/Land

**OSC LLC**, to S&S Real Estate Holdings, LLC, 10610 Main Street, Fairfax, VA 22030; sale on 03/17/15 of Parcel C, Property of F.T., M.S. and B.M. Kielsgard, 0.30 acres, improved, commercial, zoned C-2, at 10610 Main Street, Fairfax, VA 22030, City of Fairfax, 5892 gross floor area commercial building, built 1952, assessed 2015 for \$2,106,300: land, \$811,500, building, \$1,294,800, tax map 57-2-02-150; \$2,400,000 (24018/1395).

**Land Holdings, LLC**, to FJJ Properties, LLC, 12809 Holly Grove Court, Fairfax, VA 22033; sale on 03/18/15 of Condo Unit(s) 2, Chantilly Corporate Center, improved, comm. condo, zoned I-5, at 14119 Mariah Court, Chantilly, VA 20151, Sully District, 5602 gross floor area 1 story

commercial condo, built 2004, assessed in 2015 for \$728,260: land, \$145,650, building, \$582,610, Condo Unit(s) 3, Chantilly Corporate Center, improved, comm. condo, zoned I-5, at 14117 Mariah Court, Chantilly, VA 20151, Sully District, 4067 gross floor area 1 story commercial condo, built 2004, assessed in 2015 for \$528,710: land, \$105,740, building, \$422,970, (\$972,000 trust with Northwest Federal Credit Union), tax map 044-2-24-0003 044-2-24-0002; \$965,000 (24021/1502).

**Fair Lakes Circle Retail, L.C.**, to Tian Yuan Real Estate Development LLC, 906 Georgetown Ridge Court, McLean, VA 22102; sale on 03/19/15 of Parcel 4A1-4B, Fair Lakes, 53,034.00 sq. ft., improved, retail center, zoned PDC, at 2960 Fair Lakes Shopping Center, Fairfax, VA 22033, Springfield District, 6,000 gross floor area retail building, built 2002, assessed in 2015 for \$3,886,510: land, \$1,431,920, building, \$2,454,590, tax map 055-2-04-0018B; \$5,850,000 (24023/1474).

**Myers Station Investments (LRT), LLC**, to MP Little River LLC, 1908 Main Street, Kansas City, MO, 64108; sale on 03/25/15 of Lot 4, Russell Wood, 40,573.00 sq. ft., improved, office building, zoned C-6, at 4116 Woodland Road, Annandale, VA 22003, Mason District, 8,268 gross floor area 2 story commercial building, built 1977, assessed in 2015 for \$296,270: land, \$279,950, building, \$16,320, Lot 5, Russell Wood, 43,530.00 sq. ft., improved, office building, zoned C-6, at 4112 Woodland Road, Annandale, VA 22003, Mason District, assessed in 2015 for \$1,001,190, Lots 10 -18 & pt 19, Perrell, 78,685.00 sq. ft., improved, office building, zoned C-6, at 7620 Little River Turnpike, Annandale, VA 22003, Mason District, 56,875 gross floor area 6 story commercial building, built 1977, assessed in 2015 for \$5,086,480: land, \$1,668,560, building, \$3,417,920, Lot Part of 19, Perrell, 96,832.00 sq. ft., improved, office building, zoned C-6, at 4114 Woodland Road, Annandale, VA 22003, Mason District, 115,600 gross floor area 9 story office building, built 1981, assessed in 2015 for \$12,029,240: land, \$2,227,140, building, \$9,802,100, tax map 059-4-06-0010 059-4-06-0019B 071-1-02-0004 060-3-12-0005; \$10,500,000 (24031/0551).

**Paolozzi Investments, Inc.**, to T Glovity Corporation, 5901 Columbia Pike, Falls Church, VA 22041; sale on 03/26/15 of Lot , Columbia Pike, 47,320.00 sq. ft., improved, commercial, zoned C-5, at 5901 Columbia Pike, Falls Church, VA 22041, Mason District, 6,084 gross floor area 1 story gas station & car wash, built 2014, assessed in 2015 for \$2,147,380: land, \$1,135,680, building, \$1,011,700, (\$3,500,000 trust with Access National Bank), tax map 061-2-01-0117; \$5,000,000 (24033/1308).

**AP Adler Sully Square LLC**, to Sully Investors, LLC, 14 Crestline Court, Owings Mill, MD 21117; sale on 03/27/15 of Parcel A1A, Sullyfield Business Park, 68,483.00 sq. ft.,



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improved, commercial, zoned I-5, at Walney Road, Chantilly, VA 20151, Sully District, 95,168 gross floor area 1 story commercial building, built 1985, assessed in 2015 for \$1,231,690: land, \$410,900, building, \$820,790, Parcel A1B, Sullyfield Business Park, 194,423.00 sq. ft., improved, commercial, zoned I-5, at 4074 Walney Road, Chantilly, VA 20151, Sully District, 95,168 gross floor area 1 story commercial building, built 1985, assessed in 2015 for \$4,449,720: land, \$1,166,540, building, \$3,283,180, (\$6,650,000 trust with RGA Reinsurance Company), tax map 034-4-11-A5 034-4-11-A4; \$12,500,000 (24035/0401).

**Edgewater Group, LLC**, to 9704E Gunston Cove LLC, 10725 Greene Drive, Lorton, VA 22079; sale on 03/27/15 of Condo Unit(s) 2.5, Gunston Cover Business Center, improved, comm. condo, zoned I-5, at 9704 Gunston Cove Road, Lorton, VA 22079, Mt. Vernon District, 3126 gross floor area 1 story commercial condo, built 2006, assessed in 2015 for \$604,450: land, \$120,890, building, \$483,560, (\$500,000 trust with MVB Bank, Inc.), tax map 113-2-10-02-0005; \$640,000 (24035/1958).

### Residential/Lots

**Joan S. Sansone**, to Summer Hill Estates, LC, 407-L Church Street, N.E., Vienna, VA 22180; sale on 03/18/15 of Lot 327, Section 2, Tiburon, 14,715.00 sq. ft., improved, SFD, zoned R-2C, at 1900 Prelude Drive, Vienna, VA 22182, Hunter Mill District, 1,372 sq. ft. above grade split-level SFD (Dorfield II") w/ full basement, 4 bedrooms, 2.5 baths, built 1971, assessed in 2015 for \$620,090: land, \$292,000, building, \$328,090, tax map 028-3-11-0327; \$600,000 (24019/2164).

**Philip M. Sica and Karen Lee Sica**, to RUPSHA 2013 LLC, 6616 Tucker Avenue, McLean, VA 22101; sale on 03/18/15 of Lot 32-A, Section 1, Chesterfield, 10,500.00 sq. ft., improved, SFD, zoned R-3, at 6616 Tucker Avenue, McLean, VA 22101, Dranesville District, 1,353 sq. ft. above grade 1 1/2 story SFD ("C") w/ full basement, 4 bedrooms, 1 full bath, built 1952, assessed in 2015 for \$569,080: land, \$360,000, building, \$209,080, (\$896,000 trust with United Bank), tax map 030-4-09-0032A; \$700,000 (24021/0083).

**Metropolitan Investment Group, LLC**, to Infill by Design, LLC, 4724 Ferry Landing Road, Alexandria, VA 22309; sale on 03/20/15 of Lot , Vacated Street of Bryant Property, 15,184.00 sq. ft., vacant, residential, zoned R-2, at 4724 Ferry Landing Road, Alexandria, VA 22309, Mt. Vernon District, land assessed in 2015 for \$170,000, (\$442,000 trust with Union Bank & Trust), tax map 110-3-01-0021; \$62,000 (24024/0354).

**Asher Lane, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/24/15 of Lot 9, Gambrill Point, 13,861.00 acres, vacant, SFD, zoned PDH-2, at 7574 Glen Pointe Court, Springfield, VA 22153, Springfield

District, land assessed in 2015 for \$249,000, Lot 13, Gambrill Pointe, 10,708.00 acres, vacant, SFD, zoned PDH-2, at 7569 Glen Pointe Court, Springfield, VA 22153, Springfield District, land assessed in 2015 for \$245,000, Lot 15, Gambrill Pointe, 11,619.00 acres, vacant, SFD, zoned PDH-2, at 7565 Glen Pointe Court, Springfield, VA 22153, Springfield District, land assessed in 2015 for \$247,000, Lot 19, Gambrill Pointe, 9,844.00 acres, vacant, SFD, zoned PDH-2, at 7553 Glen Pointe Court, Springfield, VA 22153, Springfield District, land assessed in 2015 for \$242,000, Lot 20, Gambrill Pointe, 8,743.00 acres, vacant, SFD, zoned PDH-2, at 7551 Glen Pointe Court, Springfield, VA 20153, Springfield, land assessed in 2015 for \$240,000, tax map 089-4-30-0013 098-2-22-0009A 089-4-30-0020 089-4-30-0019 089-4-30-0015; \$1,987,500 (24029/1113).

**Midland Road, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/24/15 of Lot 11, Phase III, Ridgewood, 1,909.00 acres, vacant, TH, zoned PDH-12, at 11402 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$170,000, Lot 12, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11400 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 13, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11398 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 14, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11396 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 15, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11394 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 16, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11392 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 17, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11390 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 18, Phase III, Ridgewood, 1,390.00 acres, vacant, TH, zoned PDH-12, at 11388 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$165,000, Lot 19, Phase III, Ridgewood, 1,825.00 acres, vacant, TH, zoned PDH-12, at 11386 Ridgeline Road, Fairfax, VA 22030, Braddock District, land assessed in 2015 for \$170,000, tax map 056-2-34-0019 056-2-34-0018 056-2-34-0017 056-2-34-0016 056-2-34-0015 056-2-34-0014 056-2-34-0013 056-2-34-0012 056-2-34-0011; \$2,205,000 (24029/0675).

**The Estate of Ronald G. Thring, Jr.**, to Focal Point Homes, LLC, 6755 Old McLean Village Drive, Suite 100, McLean, VA 22101; sale on 03/26/15 of Lot 10, Section 1, Broyhill Langley Estates, 11,588.00 sq. ft., improved, SFD, zoned R-3, at 1055 Dead Run Drive, McLean, VA 22101,

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Dranesville District, 1,376 sq. ft. above grade split-level SFD w/ full basement, 4 bedrooms, 3 full baths, built 1959, assessed in 2015 for \$753,530: land, \$421,000, building, \$332,530, (\$5,750,000 trust with Cardinal Bank), tax map 021-4-13-0010; \$805,000 (24034/0225).

### New Home Sales

**Pulte Home Corporation**, to Monica S. Chung, Milton N. Chung and Shu-Na Chung, 9523 Bastille Street #204, Fairfax, VA 22031; sale on 03/16/15 of Condo Unit(s) 1-204, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #204, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$359,278 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$513,255 (24016/1577).

**Pulte Home Corporation**, to Trishan Efram and Na Wang, 9523 Bastille Street #101, Fairfax, VA 22031; sale on 03/16/15 of Condo Unit(s) 1-101, Building 20, Phase 1, improved, resid. condo, zoned PDH, at 9523 Bastille Street #101, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B; \$514,215 (24016/1574).

**Pulte Home Corporation**, to Lester & Maria Koransky, 9523 Bastille Street #206, Fairfax, VA 22031; sale on 03/16/15 of Condo Unit(s) 1-206, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #206, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B; \$539,090 (24016/1571).

**NVR, Inc.**, to Hayat Najafe and Nasrin Aman, 8832 Chisanthe Court, Fairfax Station, VA 22039; sale on 03/17/15 of Lot 2, Hampton Reserve, 46,172.00 sq. ft., improved, SFD, zoned R-1, at 8832 Chisanthe Court, Fairfax Station, VA 22039, Springfield District, 5,048 sq. ft. above grade 2 story SFD ("Balmoral") w/ full basement, 4 bedrooms, 4.5 baths, built 2014, assessed in 2015 for \$894,000: land, \$322,000, building, \$572,000, (\$806,979 trust with NVR Mortgage Finance, Inc.), tax map 106-1-15-0002; \$1,008,725 (24018/1657).

**Pulte Home Corporation**, to Chander & Tulsi Bhojwani, 9523 Bastille Street #205, Fairfax, VA 22031; sale on 03/17/15 of Condo Unit(s) 1-205, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #205, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$260,000 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$568,280 (24019/0007).

**Pulte Home Corporation**, to Zhi Tian, 9523 Bastille Street #301, Fairfax, VA 22031; sale on 03/17/15 of Condo Unit(s) 1-301, Building 20, Phase 1, The Flats at MetroWest

Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #301, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$356,900 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$545,900 (24018/2128).

**Pulte Home Corporation**, to Robert & Freyda Greenberg, 9523 Bastille Street #208, Fairfax, VA 22031; sale on 03/17/15 of Condo Unit(s) 1-208, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #208, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$474,204 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$592,755 (24018/2100).

**Pulte Home Corporation**, to Liza J. Greenspun and Peter S. Yang, 9523 Bastille Street #304, Fairfax, VA 22031; sale on 03/18/15 of Condo Unit(s) 1-304, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #304, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$407,395 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$592,084 (24021/0253).

**Pulte Home Corporation**, to Elizabeth Greenidge, 9523 Bastille Street #303, Fairfax, VA 22031; sale on 03/18/15 of Condo Unit(s) 1-303, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #303, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$511,356 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$520,790 (24021/0233).

**RUPSHA 2013 LLC**, to Lawrence & Valerie Camillo, 901 15th Street South #303, Arlington, VA 22202; sale on 03/18/15 of Lot 35B, 1st Bryn Mawr, 10,864.00 sq. ft., improved, SFD, zoned R-4, at 6646 Byrns Place, McLean, VA 22101, Dranesville District, land assessed in 2015 for \$624,000, (\$660,000 trust with WashingtonFirst Bank), tax map 030-4-04B-0035B; \$825,000 (24020/0287).

**SS Custom Homes, LLC**, to Matthew & Caitlin Bullough, 915 Frederick Street, SW, Vienna, VA 22180; sale on 03/18/15 of Lot 622, Section 5, Vienna Woods, 11,047.00 sq. ft., improved, SFD, zoned RS-10, at 915 Frederick Street, SW, Vienna, VA 22180, Hunter Mill District, 3,554 sq. ft. above grade 2 story SFD ("SHAH") w/ full basement, 5 bedrooms, 5 full baths, built 2014, assessed in 2015 for \$1,151,660: land, \$311,000, building, \$840,660, (\$600,000 trust with First Savings Mortgage Corporation & \$200,000 trust with TCF National Bank), tax map 048-2-03-0622; \$1,160,000 (24021/1133).

**Pulte Home Corporation**, to Harold P. Koerner and Jennifer L. Evans, 9523 Bastille Street #307, Fairfax, VA 22031; sale on 03/19/15 of Condo Unit(s) 1-307, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #307,

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Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$417,000 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$533,840 (24022/1793).

**Pulte Home Corporation**, to Shokria Nawroz, Rahman A. Nawroz, Adam C. Rossi and Laila N. Rossi, 9523 Bastille Street #308, Fairfax, VA 22031; sale on 03/19/15 of Condo Unit(s) 1-308, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #308, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B (Parent Parcel); \$573,680 (24022/1775).

**Pure Investments LLC**, to Chunhsi & Kinny Mu, 302 Plum Street, SW, Vienna, VA 22180; sale on 03/19/15 of Lot 901, Section 1, West Vienna Woods, 14,628.00 sq. ft., improved, SFD, zoned RS-10, at 302 Plum Street, SW, Vienna, VA 22180, Hunter Mill District, 3,807 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 5 bedrooms, 5.5 baths, built 2015, assessed in 2015 for \$1,055,000: land, \$312,000, building, \$743,000, (\$1,168,000 trust with Wells Fargo Bank), tax map 038-4-15-0901; \$1,460,000 (24022/2050).

**R.J Miller Custom Homes LLC**, to Benjamin & Nrti Brown, 541 Orchard Street, N.W., Vienna, VA 22180; sale on 03/19/15 of Lot 4, Archie R. Jackson, 20,000.00 sq. ft., improved, SFD, zoned RS-12.5, at 541 Orchard Street, N.W., Vienna, VA 22180, Hunter Mill District, 3,803 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 5 bedrooms, 4.5 baths, built 2014, assessed in 2015 for \$1,306,090: land, \$315,000, building, \$991,090, tax map 038-3-09-0004; \$1,550,000 (24033/0293).

**BFR Construction Company**, to John & Lenka Denemark, 235 Moore Avenue, SE, Vienna, VA 22180; sale on 03/20/15 of Lot 2, Block 5, Onondio, 13,583.00 sq. ft., improved, SFD, zoned RS-10, at 801 Glyndon St., SE, Vienna, VA 22180, Hunter Mill District, 4,056 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 4 bedrooms, 4.5 baths, built 2015, assessed in 2015 for \$1,079,310: land, \$312,000, building, \$767,310, (\$250,000 trust with Stonegate Mortgage Corporation), tax map 038-4-02-0253A; \$1,393,260 (24025/1042).

**Pulte Home Corporation**, to Jin Huang and Xiadan Meng, 9523 Bastille Street #401, Fairfax, VA 22031; sale on 03/20/15 of Condo Unit(s) 1-401, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #401, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$447,022 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$564,890 (24024/2073).

**Pulte Home Corporation**, to Helenna Boardman-Sweeney and John Sweeney, 9523 Bastille Street #403, Fairfax, VA 22031; sale on 03/20/15 of Condo Unit(s) 1-403,

Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #403, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B (Parent Parcel); \$498,950 (24025/0160).

**NVR, Inc.**, to Venkata Ramana Atluri and Basava Sreedevi Gummadi, 3168 Yeager Drive, Herndon, VA 20171; sale on 03/23/15 of Lot 52, Discovery Square, 1,542.00 sq. ft., improved, TH, zoned PRM, at 3168 Yeager Drive, Herndon, VA 20171, Sully District, new TH, details n/a, land assessed in 2015 for \$190,000, (\$476,744 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0052; \$681,064 (24027/0862).

**NVR, Inc.**, to Richard & Jaclyn Harkey, 15629 Jillians Forest Way, Fairfax, VA 22120; sale on 03/23/15 of Lot 18, Jillians Forest, 349,817.00 sq. ft., improved, SFD, zoned RC, at 15629 Jillians Forest Way, Fairfax, VA 22120, Sully District, 5,979 sq. ft. above grade 2 story SFD ("Mt. Vernon II Elev C") w/ full basement, 5 bedrooms, 5.5 baths, built 2014, assessed in 2015 for \$1,420,000: land, \$490,000, building, \$930,000, (\$1,180,112 trust with First Guaranty Mortgage Corporation), tax map 043-3-06-0018; \$1,475,141 (27027/1105).

**NVR, Inc.**, to Denny Lau & Xiao F. Liu, 3170 Yeager Drive, Herndon, VA 20171; sale on 03/23/15 of Lot 51, Discovery Square, 1,195.00 sq. ft., improved, TH, zoned PRM, at 3170 Yeager Drive, Herndon, VA 20171, Sully District, new TH, details n/a, land assessed in 2015 for \$180,000, (\$509,568 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0051; \$636,960 (24027/0810).

**Pulte Home Corporation**, to James & Margaret Emery, 9523 Bastille Street #406, Fairfax, VA 22031; sale on 03/23/15 of Condo Unit(s) 1-406, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #406, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B (Parent Parcel); \$558,480 (24027/0501).

**NVR, Inc.**, to David Kong, 11401 Ridgeline Road, Fairfax, VA 22030; sale on 03/24/15 of Lot 1, Phase 3, Ridgewood, 2,004.00 sq. ft., improved, TH, zoned PDH-12, at 11401 Ridgeline Road, Fairfax, VA 22030, Braddock District, 2,178 sq. ft. above grade 3 story TH ("Van Buren") w/ full basement, 2 bedrooms, 3.5 baths, built 2014, assessed in 2015 for \$655,000: land, \$170,000, building, \$485,000, (\$664,840 trust with NVR Mortgage Finance, Inc.), tax map 056-2-34-0001; \$689,490 (24029/1116).

**Pulte Home Corporation**, to Haiyang Zhang and Shaoping Wu, 9523 Bastille Street #407, Fairfax, VA 22031; sale on 03/24/15 of Condo Unit(s) 1-407, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #407, Fairfax, VA 22031, Providence District, new condo, details & assessment



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n/a, tax map 048-3-49-0002B (Parent Parcel); \$597,294 (24028/0229).

**Pulte Home Corporation**, to Tao-Yi Fu and Constance Chang, 46612 Windmill Drive, Fremont, CA 94539; sale on 03/24/15 of Condo Unit(s) 1-306, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #306, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, tax map 048-3-49-0002B (Parent Parcel); \$544,300 (24029/0927).

**Pulte Home Corporation**, to Arthur J. Polton and Kathi L. Jenkins, 9523 Bastille Street #408, Fairfax, VA 22031; sale on 03/24/15 of Condo Unit(s) 1-408, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #408, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$200,000 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$610,345 (24029/1008).

**NVR, Inc.**, to Swapan & Madhumita Acharayya, 3172 Yeager Drive, Herndon, VA 20171; sale on 03/25/15 of Lot 50, Discovery Square, 1,195.00 sq. ft., improved, TH, zoned PRM, at 3172 Yeager Drive, Herndon, VA 20171, Sully District, new TH, details n/a, land assessed in 2015 for \$180,000, (\$603,275 trust with Fidelity Direct Mortgage, LLC), tax map 024-4-07-0050; \$614,405 (24031/2050).

**350 Church Street, LLC**, to Jason & Jennifer Adams, 348 Church Street NE, Vienna, VA 22180; sale on 03/26/15 of Lot 33A, Resubdivision of 350 Church St, N.E., 18,570.00 sq. ft., improved, SFD, zoned RS-16, at 348 Church Street NE, Vienna, VA 22180, Hunter Mill District, 4,986 sq. ft. above grade 2 story SFD ("Custom") w/ full basement, 5 bedrooms, 5 full baths, 2 half baths, built 2015, assessed in 2015 for \$724,000: land, \$324,000, building, \$400,000, (\$1,000,000 trust with Intercoastal Mortgage Company), tax map 038-2-02-0033A; \$1,800,554 (24034/0339).

**D.R. Horton, Inc.**, to Daryl & Tarmesha Lewis, 7176 Lyndam Hill Circle, Lorton, VA 22079; sale on 03/26/15 of Lot 3, Section 2, Lyndam Hill, 8,702.00 sq. ft., improved, SFD, zoned PDH-8, at 7176 Lyndam Hill Circle, Lorton, VA 22079, Mt. Vernon District, new SFD, details n/a, land assessed in 2015 for \$186,000, (\$700,030 trust with Navy Federal Credit Union), tax map 108-1-17-02-0003; \$700,285 (24033/1460).

**J C Investment, LLC**, to James V. Pattan and Heather Mullen, 8369 1st Avenue, Vienna, VA 22182; sale on 03/26/15 of Lots 12 & 13, Block A, Wedderburn Heights, 5,200.00 sq. ft., improved, SFD, zoned R-1, at 8369 1st Avenue, Vienna, VA 22182, Providence District, new SFD, details n/a, assessed in 2015 for \$473,000: land, \$273,000, building, \$200,000, (\$450,000 trust with Wells Fargo Bank), Lot 11, Block A, Wedderburn Heights, 2,700.00 sq. ft., improved, SFD, zoned R-1, at 8369 1st Avenue, Vienna, VA 22182, Providence District, land assessed in 2015 for \$1,000, tax map 039-3-11-A0012 039-3-11-A0011; \$872,000 (24034/0023).

**The Crossings at Lake Braddock, LLC**, to Christopher & Laura Lombardi, 5694 Tunwell Court, Burke, VA 22015; sale on 03/26/15 of Lot 2, Simpson Subdivision, 16,763.00 sq. ft., improved, SFD, zoned R-2, at 5694 Tunwell Court, Burke, VA 22015, Braddock District, 3,542 sq. ft. above grade 2 story SFD ("Bridgham") w/ full basement, 5 bedrooms, 4 full baths, 2 half baths, built 2014, assessed in 2015 for \$887,770: land, \$233,000, building, \$654,770, (\$788,231 trust with George Mason Mortgage, LLC), tax map 078-1-22-0002; \$865,000 (24034/0441).

**NVR, Inc.**, to Ravindra & Rasika Chitnis, 3983 Woodberry Meadow Drive, Fairfax, VA 22033; sale on 03/27/15 of Lot 49, Discovery Square, 1,195.00 sq. ft., improved, TH, zoned PRM, at 3174 Yeager Drive, Herndon, VA 20171, Sully District, new TH, details n/a, land assessed in 2015 for \$180,000, (\$125,000 trust with NVR Mortgage Finance, Inc.), tax map 024-4-07-0049; \$612,740 (24035/1868).

**Pulte Home Corporation**, to Lingyi Liu and Jie Zhu, 9523 Bastille Street #207, Fairfax, VA 22031; sale on 03/27/15 of Condo Unit(s) 1-207, Building 20, Phase 1, The Flats at MetroWest Condominium, improved, resid. condo, zoned PDH, at 9523 Bastille Street #207, Fairfax, VA 22031, Providence District, new condo, details & assessment n/a, (\$184,330 trust with Pulte Mortgage LLC), tax map 048-3-49-0002B (Parent Parcel); \$526,330 (24035/1686).

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