MEMORANDUM

DATE: 1/24/2020

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ/FDP 2020-BR-001 (Christopher Land, LLC)

Case Information

Staff Coordinator: Sunny Yang
Pre-Staffing: 2/24/2020 Staffing: 4/16/2020
Tentative PC: 9/17/2020 Tentative BOS: TBD

NOTE: This case is NON-EXEMPT.

Memo Includes Full-Size Development Plans for Noted (0) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (2/19/2020) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

1. DPD Planning Division
   - Chief, Env. & Dev. Review Br. Attn: Denise James
2. DPWES Site and Addressing
   - Attn: Lori Ramsey
3. DPWES Sanitary-Sewer
   - Attn: Sharad Regmi
4. VDOT
   - Attn: David Jordan
5. Fire Prevention Div Plans Review Section
   - Attn: Mike Paruti
6. Fairfax County Public Schools Facilities & Transportation Svcs
   - Facilities Planning Svcs Attn: Jessica Gillis
7. Dept of Transportation Transportation Planning
   - Chief, Site Analyst Section Attn: Jeff Hermann
   - Housing Development Officer Attn: Abdirazak Hamud
   - Plan Review Coordinator Attn: Lynne Johnson 4th fl.
10. Northern Va Soil and Water Conservation District
    - Attn: Willie Woode
11. Planning Commission Board of Supervisors
    - Braddock District Attn: Elizabeth Hagg
    *CRD/CRA only*
12. DPD-Community Revitalization
    - Attn: Virginia Williams
13. DPD-Urban Centers Section
    - Attn: Chris Caperton
    *Reston or Tysons only*
14. Fairfax County Water Authority Planning & Engineering Div.
    - Manger, Planning Dept. Attn: Greg Pralewicz
    - Attn: Ross Stillings
15. Dept. of Tax Administration
    - Real Estate Division Director Attn: Thomas Reed
16. Dept. of Health
    - Div. of Environmental Health Attn: Andrew Lang
17. Technical Review and Information Resources
    - Attn: Kevin Wanstler
18. Fairfax County Public Schools Facilities & Transportation Svcs
    - Office of Design & Construction Services Attn: Eric Brunn
19. Fire & Rescue Dept.
    - Information & Technology Attn: Eric Fisher
20. DPWES Site and Dev Svcs
    - Chef, Urban Forestry Branch Attn: Craig Herwig
21. Virginia Department of Information Technology
    - Technology Infrastructure Div. Attn: Steve Brundage
22. Dept. of Family Services Adult Aging Services
    - AAA, B-3-708 Attn: Jacquie Woodruff
23. Southeast Fairfax Dev. Corp.
    - Attn: Tony Fontana
    *MV or LEE only*
ZONING APPLICATION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Christopher Land, LLC

the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the PDH-3 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to (case) in order to permit

☐ N (Y/N) If Yes, please identify affected acreage:

TAX MAP PARCEL(S):

69-1 (1) Parcels 31A (1.27 acres in Phase 2) and 31B

TOTAL ACREAGE: 4.43

LEGAL DESCRIPTION:
Deed Book: 101299/05830 Page No.: 0424/1359

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):
9817, 9733 Braddock Road, Fairfax, Virginia 22032

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
Terminus of Caprino Court and Banting Drive - 200 feet West of Rt 620 and Rt 4810

EXISTING USE: Single Family Detached

PROPOSED USE: Single Family Detached

MAGISTERIAL DISTRICT: Braddock

OVERLAY DISTRICT(S): None

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: E. John Regan, Jr.
Address: 10461 White Granite Drive
Street: Suite 103
City: Oakton State: VA Zip: 22124
Phone Number: (W): 703-352-5950 (C):
E-mail: johnr@christophercompanies.com

Agent Name:
Address:
Street:
City: State: Zip:
Phone Number: (W): (C):
E-mail:

Signature: Date: 1/17/2020

Application Fee Paid: $34,005.00

Date Application Accepted: January 17, 2020
Pursuant to Section 1-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the “Ordinance”), Christopher Land, LLC (the “Applicant”), hereby requests approval of a rezoning application from the R-1 to the PDH-3 District as further described below.

The Application is for the rezoning of approximately 4.43 acres in the Braddock Magisterial District, which is identified among the Fairfax County tax map records as 69-1 ((1)) parcels 31A and 31B (the “Subject Property”). The Applicant will be acquiring all of parcel 31B. Parcel 31A is an approximate 1.27 acre parcel improved with a single family home built in 1955 that will be retained by the current owner and will be a Phase 2 of development. The Subject Property is located at the terminus of Caprino Court and Banting Drive, approximately 200’ west of the intersection of Braddock Road (Rt. 620 and DeQuincey Drive (Rt. 4810). The area on the north of the Subject Property is the Kenilworth community, a nine unit single family home community built in 2017. The community is zoned PDH-3 and developed at a density of 2.5 dwelling units per acre. The area to the south of the Subject Property is the Penns Crossing community, a ten unit single family home community built in 2016. The community is zoned PDH-3 and developed at a density of 2.35 dwelling units per acre. The area to the east is open space of the Briarwood homeowner association, a community of single family homes zoned R-3 and developed at a density of 2.4 dwelling units per acre. The area to the west is a proposed 78.87 acre site zoned PCC (Planned Continuing Care) and planned for a continuing care facility at a .60 FAR with over 1,200 dwelling units. The surrounding area includes properties zoned and developed to the R-3 and PDH-3 Districts and the proposed PCC facility. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located in the Pohick Planning District of the Area III Comprehensive Plan (the “Plan”); specifically, within the P2 Main Branch Planning Sector. Land Use recommendation 11 within the Sector Plan recommends infill single-family detached dwellings at a density of 2-3 dwelling units per acre. Consistent with that recommendation, the Comprehensive Plan Map also recommends residential development at a density of 2-3 dwelling per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-3 District in accordance with the Plan recommendation.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates twelve single-family detached dwelling units at a density of 2.71 dwelling units per acre. The proposed residential subdivision
results in 20% open space on the Subject Property. The proposed residential community will allow for the completion of the infill development.

The Applicant’s proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant’s proposal. In addition, the Applicant meets the Plan’s residential development criteria as follows:

A. **Site Design**

i. **Consolidation**

The proposed development consolidates two parcels to create a development pattern that is consistent with the surrounding residential subdivisions.

ii. **Layout**

The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots have direct frontage on the street and relate side yard to side yard with each other.

iii. **Open Space**

The proposed development includes open space that is well integrated into the proposed layout and the surrounding properties. These outlots are easily accessible to the future residents and may include both active and passive recreational amenities. These include sidewalks throughout the project that connect to the existing sidewalks in the neighboring communities. The open space is designed to complement and enhance the exiting adjacent open space parcels and reduce conflict with existing homes. The proposed house locations will allow the majority of the homes to back to open space.

It should be noted that the usable open space provided under the PDH-3 zoning would not be possible under conventional R-3 zoning. As discussed, much of the open space in this proposal is located in outlots that are accessible and usable by the residents. The larger lots required by the R-3 district would move most of this open space into private backyards, which provides less community benefit.

iv. **Landscaping**

Landscaping will be provided on individual lots, as well as within the outlots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.
v. Amenities

The proposed development incorporates recreational amenities throughout the site. Sidewalks are provided throughout that connect to the existing sidewalks in the neighboring communities. The Applicant will provide recreational facilities to serve the property that may include, but are not limited to, trails, on and/or off site sitting areas, or similar facility and similar features that fulfill the Zoning Ordinance requirements.

B. Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new attached residential units will be developed at a density consistent with the Plan recommendations. Illustrative elevations are included on the CDP/FDP. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

C. Environment

The Applicant’s proposed residential development results in four separate areas of open space disbursed throughout the community representing 20% open space on the subject Property. The Applicant is proposing to construct a underground SWM / BMP facility. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

D. Tree Preservation and Tree Cover Requirements

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The remainder of the proposed development’s tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network by providing a linkage between the existing Caprino Court and Bantering Drive as provided for in the proffers associated with the adjoining Keniworth (RZ 2014-BR-019) and Penns Crossing (RZ 2013-BR-003) rezoning applications. The Applicant proposes to vacate the existing 15’ outlet road providing access from Braddock Road to parcel 31A and to restore the curb, gutter and asphalt trail along Braddock Road. Furthermore, if Fairfax County requests that the access to Braddock Road be eliminated, then the Applicant shall be responsible for the engineering, approval and installation of a bulb cul-de-sac as provided for in the proffers of RZ 2014-BR-019. The Applicant will provide sidewalks within the proposed development to tie into the existing sidewalks of the adjoining Penns Crossing and will provide a sidewalk connection to the existing sidewalk located on the
south side of Caprino Court. A minimum driveway length of eighteen feet is provided for each unit to insure adequate parking on site.

F. Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of twelve new single-family detached homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

H. Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

Conclusion

To the best of the Applicant's knowledge, no waivers are required for the proposed development. The proposed development complies with all applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site.

Christopher Land, LLC

By: E. John Regan, Jr.  Date
Rezoning Application
RZ 2020-BR-001

Applicant: CHRISTOPHER LAND, LLC
Accepted: 01/17/2020
Proposed: RESIDENTIAL
Area: 4.43 AC; DISTRICT - BRADDOCK
Zoning Dist Sect: NORTHERN VIRGINIA TRAINING CENTER
Located: NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY 400 FEET WEST OF BRADDOCK ROAD
Zoning: FROM R-1 TO PDH-3
Overlay Dist: NEX
Map Ref Num: 069-1-01/0031A /01/0031B

Final Development Plan
FDP 2020-BR-001

Applicant: CHRISTOPHER LAND, LLC
Accepted: 01/17/2020
Proposed: RESIDENTIAL
Area: 4.43 AC; DISTRICT - BRADDOCK
Zoning Dist Sect: NORTHERN VIRGINIA TRAINING CENTER
Located: NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY 400 FEET WEST OF BRADDOCK ROAD
Zoning: PDH-3
Overlay Dist: NEX
Map Ref Num: 069-1-01/0031A /01/0031B
EXISTING CONDITIONS

GRAPHIC SCALE

100' 200' 300'

100
200
300

SCALE: 1"=20'

PROJECT NAME: KENILWORTH II

OWNER:

ADDRESS:

DRAWING: 07-11-19

SHEET 5 OF 10
Table 15.14 Master Plan, Lot Landscaping Calculations

<table>
<thead>
<tr>
<th>Calculations</th>
<th>Width (W)</th>
<th>Length (L)</th>
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Table 15.15 Tree Preservation Calculations

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<th>Tree Preservation</th>
<th>Total Trees</th>
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Table 15.3 Tree Preservation Target Calculations and Estimation

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<th>Percentage</th>
<th>Tree Preservation</th>
<th>Total Trees</th>
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<td>2,500</td>
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Table 15.16.10-Year Trees Growth Calculations

<table>
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<tr>
<th>Site</th>
<th>Percentage</th>
<th>Tree Preservation</th>
<th>Total Trees</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,500</td>
</tr>
</tbody>
</table>
PRELIMINARY BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL UTILIZE WATER QUALITY IMPROVEMENTS TO MEET THE WATER QUALITY REQUIREMENTS AS STIPULATED BY THE SELECTED BMP TYPE.

THE PROPOSED DEVELOPMENT WILL UTILIZE WATER QUALITY IMPROVEMENTS TO MEET THE WATER QUALITY REQUIREMENTS AS STIPULATED BY THE SELECTED BMP TYPE.

THE PROPOSED DEVELOPMENT WILL UTILIZE WATER QUALITY IMPROVEMENTS TO MEET THE WATER QUALITY REQUIREMENTS AS STIPULATED BY THE SELECTED BMP TYPE.

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THE PROPOSED DEVELOPMENT WILL UTILIZE WATER QUALITY IMPROVEMENTS TO MEET THE WATER QUALITY REQUIREMENTS AS STIPULATED BY THE SELECTED BMP TYPE.
REZONING AFFIDAVIT

DATE: 11/12/00
(enter date affidavit is notarized)

I, E. John Regan, Jr. (enter name of applicant or authorized agent)

(check one) [ ] applicant 
[✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christopher Land, LLC Agents: E. John Regan, Jr. Joseph John Regan Jacqueline Marie Regan</td>
<td>10461 White Granite Drive, Suite 103 Oakton, Virginia 22124</td>
<td>Applicant Agent/Contract Purchaser</td>
</tr>
<tr>
<td>Urban Engineering &amp; Associates, Inc. T/A Urban Ltd. J. Edgar Sears, Jr., Agent Brian A. Sears, Agent David T. McElhaney, Agent Alvis Hageli, Agent Ryan Connor, Agent Fred Dodds, Agent Calvin Li, Agent</td>
<td>7712 Little River Turnpike Annandale, Virginia 22003</td>
<td>Engineers/Agents for Applicant Agent</td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Rezoning Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: 11/12/2019
(enter date affidavit is notarized)

for Application No. (s): _________________________________________
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tetra Corporation</td>
<td>2653 Black Fir Court, Reston, VA 20191</td>
<td>Real Estate Agent for Applicant Agent</td>
</tr>
<tr>
<td>Clark L. Massie, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kenneth Robert Dondero, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kenneth Lee Massie, Agent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Raine M. Gilbert</td>
<td>6512 Haversack Road C/O Douglas Gilbert</td>
<td>Title Owners of Tax Map 0691 01 0031B</td>
</tr>
<tr>
<td>Randolph M. Gilbert</td>
<td>Centreville, VA 20121 2331</td>
<td>9817 Braddock Road, Fairfax, VA 22032</td>
</tr>
<tr>
<td>Douglas G. Gilbert, Jr.</td>
<td></td>
<td>Title Owners Tax Map 00691 01 0031A</td>
</tr>
<tr>
<td>Curtis C. Gilbert</td>
<td>9733 Braddock Road, Fairfax, VA 22032</td>
<td>9733 Braddock Road, Fairfax, VA 22032</td>
</tr>
<tr>
<td>Beverly W. Gilbert</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: _______ (enter date affidavit is notarized)

for Application No. (s): ____________

(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Land, LLC
10461 White Granite Drive, Suite103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
E. John Regan, Jr., member
Joseph John Regan, member
Jacqueline Marie Regan, member
Christopher Management Inc., Manager

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Rezoning Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 11/2/2019
(enter date affidavit is notarized)

for Application No. (s): __________________________ (enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Urban Engineering & Associates, Inc. T/A Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
J. Edgar Sears, Jr.
Brian A. Sears

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Edgar Sears, Jr. President/Secretary
Brian A. Sears Vice President/Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Christopher Management, Inc.
10461 White Granite Drive Suite 103
Oakton, Virginia 22124

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
E. John Regan, Jr.
W. Craig Havenner

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
W. Craig Havenner President/Secretary
E. John Regan, Jr. Executive Vice President/Treasurer

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a “Rezoning Attachment to Par. 1(b)” form.

FORM RZA-I Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 11/12/2019

(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tetra Corporation
2653 Black Fir Court
Reston, Virginia 20191

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Clark L. Massie

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Clark L. Massie, President/Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-I Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 11/24/2017
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 11/12/2019

(enter date affidavit is notarized)

for Application No. (s): ________________

(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[ ] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.
3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

A Contribution in excess of $100.00 was made to Friends of Supervisor John C. Cook by W. Craig Havenner
A Contribution in excess of $100.00 was made to Pat Herrity by W. Craig Havenner
A Contribution in excess of $100.00 was made to Jeff McKay by E. John Regan, Jr.
A Contribution in excess of $100.00 was made to Jeff McKay by Christopher Management, Inc.
A Contribution in excess of $100.00 was made to Pat Herrity by Christopher Management, Inc.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [✓] There are more disclosures to be listed and Par. 3 is continued on a “Rezoning Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[✓] Applicant’s Authorized Agent

E. John Regan, Jr., Executive Vice President
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of November, 2019, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 11/30/2023

Reg # 7570728

Laurie E. Strong
Notary Public
RegISTRATION # 7510728 COMMONWEALTH OF VIRGINIA
My COMMISSION EXPIRES NOV. 30, 2023
Rezoning Attachment to Par. 3

DATE: 11/2/2019
(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number (s))

A Contribution in excess of $100.00 was made to Pat Herrity by Clark Massie
A Contribution in excess of $100.00 was made to Penny Gross by Tetra Corporation

(check if applicable) [ ] There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a “Rezoning Attachment to Par. 3” form.

FORM RZA-1 Updated (7/1/06)