DATE: 11/20/2020

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. FDPA 81-S-058-08-01 Con. W/ SEA 2009-SU-002
(New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility),
Trustees of the Centreville United Methodist Church and Centreville Day School)

NOTE: Staffing-TBD pending balloon fly- tentative January 21, 2021

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

Action addresses are requested to provide written comments to the staff coordinator by (12/16/2020) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Information Addressees

1. Economic Dev. Authority Director, Real Estate Services
   Attn: Curtis Hoffman
2. Planning Commission Executive Director
   Attn: Jill Cooper
   Attn: Greg Prelewicz
   Attn: Ross Stilling
4. DPWES Sanitary-Sewer
   Attn: Sharad Regmi
5. Dept. of Tax Administration
   Attn: Branch Chiefs

Case Information

Staff Coordinator: Evelyn Mitchell
Pre-Staffing: 12/21/2020 Staffing: *see note*
Tentative PC: 3/17/2021 Tentative BOS: TBD

NOTE: Staffing-TBD pending balloon fly- tentative January 21, 2021
**ZONING APPLICATION**

**APPLICATION TYPE(S):** RZ □ PCA □ FDP □ CDPA □ FDPA □ DPA □ DPA □ CP □ CPA □ PRCA □ PRCA □ CSP □ CSP □ CSPA □ AA □ AF □ AR □

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

☑ (We), New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility), Trustees of the Centreville United Methodist Church and Centreville Day School, 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 PDH-12 District to the PDH-12 District.

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

Is this a partial PCA? ☐ (Y/N) If Yes, please identify affected acreage: ____________________________

**TAX MAP PARCEL(S):**

65-1 ((5)) J1

**TOTAL ACREAGE:** 9.7 +/- AC **CURRENT ZONING DISTRICT:** PDH-12

**LEGAL DESCRIPTION:** Deed Book: 7555 Page No.: 1534

**POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):**

6400 Centreville Road, Centreville, VA 20121

**ADVERTISING DESCRIPTION:** (Ex: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Centrewood Drive and Southwest corner of New Braddock Road and Centreville Road

**EXISTING USE:** Church with Child Care Center **PROPOSED USE:** Church, Child Care and Telecommunication Facility

**MAGISTERIAL DISTRICT:** [Sully] **OVERLAY DISTRICT(S):** [WS]

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. 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.

<table>
<thead>
<tr>
<th>Applicant Contact Name:</th>
<th>Agent Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Cingular Wireless PCS, LLC</td>
<td>Douglas Sampson</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td><strong>Address:</strong></td>
</tr>
<tr>
<td>7150 Standard Drive</td>
<td>500 E. Pratt Street, 8th Floor</td>
</tr>
<tr>
<td><strong>City:</strong> Hanover</td>
<td><strong>City:</strong> Baltimore</td>
</tr>
<tr>
<td><strong>State:</strong> MD</td>
<td><strong>State:</strong> MD</td>
</tr>
<tr>
<td><strong>Zip:</strong> 21076</td>
<td><strong>Zip:</strong> 21202-3171</td>
</tr>
<tr>
<td><strong>Phone Number:</strong> (W): 410-712-4147</td>
<td><strong>Phone Number:</strong> (W): 410-332-8661</td>
</tr>
<tr>
<td><strong>E-mail:</strong></td>
<td><strong>E-mail:</strong></td>
</tr>
<tr>
<td></td>
<td>Douglas <a href="mailto:Sampson@saul.com">Sampson@saul.com</a></td>
</tr>
</tbody>
</table>

Signature: [Signature] Date: 10/30/20

**DO NOT WRITE IN THIS SPACE**

Date Application Accepted: November 4, 2020 Application Fee Paid: $7,255.00
COUNTY OF FAIRFAX
Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
https://www.fairfaxcounty.gov/planning-development/zoning/application-packages

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>NAME</th>
<th>New Cingular Wireless PCS, LLC (d/b/a AT&amp;T Mobility), Trustees of the Centreville United Methodist Church and Centreville Day School</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MAILING ADDRESS</td>
<td>7150 Standard Drive, Hanover, MD 21076</td>
</tr>
<tr>
<td></td>
<td>PHONE</td>
<td>HOME ( )</td>
</tr>
<tr>
<td></td>
<td>PHONE</td>
<td>MOBILE ( )</td>
</tr>
</tbody>
</table>

| PROPERTY INFORMATION | PROPERTY ADDRESS | 6400 Centreville Road, Centreville, VA 20121 |
|                      | TAX MAP NO. | 65-1 ((5)) J1, 51-1 ((1)) 14A & 14A1 |
|                      | SIZE (ACRES/SQ FT) | 9.46 AC |
|                      | ZONING DISTRICT | PDH-12, R-1, WS |
|                      | MAGISTERIAL DISTRICT | Sully |
|                      | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: | |

| SPECIAL EXCEPTION REQUEST INFORMATION | ZONING ORDINANCE SECTION | 3-104, 6-105, 9-105, 9-314 |
|                                      | PROPOSED USE | Amend SE 2009-SU-002 previously approved for Church and Child Care Center to add Telecommunication Facility |

| AGENT/CONTACT INFORMATION | NAME | Douglas Sampson |
|                          | MAILING ADDRESS | 500 E. Pratt Street, 8th Floor, Baltimore, MD 21202 |
|                          | PHONE NUMBER | HOME 410-332-8661 |
|                          | PHONE NUMBER | WORK 410-353-2325 |
|                          | PHONE NUMBER | MOBILE 410-353-2325 |
|                          | MAILING | Send all correspondence to (check one): [ ] Applicant –or– [✓] Agent/Contact |

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

Douglas Sampson

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date application accepted: November 6, 2020
Application Fee Paid: $ 200.00

SEA 2019-SU-002
ATTACHMENT TO FAIRFAX COUNTY APPLICATION
FOR AMENDMENT OF EXISTING SPECIAL EXCEPTION

Statement of Compliance and Justification for
AT&T’s Proposed 88’ Stealth Bell Tower Telecommunication Facility
at
6400 Old Centreville Road, Centreville, Virginia 20121

Applicants:  New Cingular Wireless PCS, LLC (d/b/a AT&T Mobility)
7150 Standard Drive
Hanover, MD 21076

Centreville United Methodist Church
6400 Old Centreville Road
Centreville, Virginia 20121

Centreville Day School
6400 Old Centreville Road
Centreville, Virginia 20121

Representatives:  Gregory E. Rapisarda and Douglas A. Sampson
Saul Ewing Arnstein & Lehr, LLP
500 East Pratt Street, Suite 900
Baltimore, MD 21202-3171
(410) 332-8661
Greg.Rapisarda@saul.com
Douglas.Sampson@saul.com

Property Owner: The Trustees of the Centreville United Methodist Church
Tax Map/Parcels: 0651-05-J1; 0651-01-14A; 0651-01-14A1
Deed Book/Page: 07555/1534
Property Address: 6400 Old Centreville Road, Centreville, Virginia 20121
Overlay Designation: PDH-12 (Planned Development Housing), R-1 (Residential)
Jurisdiction: Fairfax County, Virginia
Acreage: 9.46 acres
Previous Special Exception to be Amended: SE 2009-SU-002

Pursuant to Section 15.2-2232 of the Code of Virginia and Section 9 of the Fairfax
County Zoning Ordinance ("Zoning Code"), New Cingular Wireless PCS, LLC, d/b/a AT&T
Mobility ("AT&T"), the Centreville United Methodist Church, and Centreville Day School
(collectively, "Applicants"), by and through their agent/counsel, Saul Ewing Arnstein & Lehr,
LLP, hereby submit this application and statement of justification to amend an existing Special
Exception at 6400 Old Centreville Road, Centreville, Virginia 20121 (the "Property") to allow
the addition of an 88’ stealth bell tower telecommunications facility. The Applicants respectfully
submit this Application to Amend Special Exception SE 2009-SU-002 ("Application") and
request a determination that the proposed wireless telecommunication facility is in substantial compliance with the Fairfax County Comprehensive Plan and the Zoning Code and is, therefore, authorized for an amendment to the existing Special Exception. AT&T previously submitted a Section 2232 Review Application for the property. We appreciate your time and consideration of this application.

I. Introduction

AT&T is licensed by the Federal Communications Commission ("FCC") to provide wireless telecommunications services in Fairfax County, Virginia. AT&T needs additional antennas in order to add and improve the wireless and emergency services offered in Fairfax County and to improve the delivery of these services to residents and commuters in the area.

AT&T’s lack of adequate wireless services on the network has resulted in customer complaints and dropped calls along Centreville Road, New Braddock Road, Centrewood Drive and other surrounding areas in the “Center Ridge” neighborhood. The proposed site will improve coverage, including in-building wireless coverage in the commercial and residential areas along Old Centreville Road, Multiplex Drive and Sharps Drive. Ultimately, the proposed site will allow residents and commuters to experience better quality wireless and broadband services with diminished dropped calls.

II. The Property

The Property is located at 6400 Old Centreville Road, Centreville, Virginia 20121 along Route 28 in the “Centre Ridge” neighborhood of Fairfax County. The Property is made up of three parcels (Tax Map 0651-05-J1, 0651-01-14A, and 0651-01-14A1), comprising 9.46 acres of land and is zoned R-1, PDH-12, and WS. The Property is owned by the Trustees of the Centreville United Methodist Church. The Trustees have entered into a lease agreement with AT&T and have authorized AT&T and its agents to submit this application for a special exception. The proposed Facility would be located on Tax Map parcel 0651-05-J1, which is approximately 6.35 acres and is zoned PDH-12 and WS. A telecommunications facility is permitted in the PDH-12 zoning district with a Special Exception.

III. The Existing Special Exception

The Property is subject to a Special Exception that was previously approved by Fairfax County on June 8, 2009, in Application No. SE 2009-SU-002. That Special Exception permitted the existing church to construct a nursery school and additional church facilities pursuant to § 3-104 of the Zoning Code. The Special Exception remains in effect and runs with the Property. The proposed Amendment to the Special Exception will continue to comply with the Zoning Code and Comprehensive Plan. The proposed telecommunications facility will not have any effect on the day-to-day operations of the Centreville United Methodist Church or the Centreville Day School.

IV. The Proposed Telecommunications Facility
AT&T seeks to build a stealth telecommunication facility, disguised as a church bell tower directly adjacent to the Centreville United Methodist Church. The proposed facility will consist of a 86’ monopole, completely enclosed in an 88’ functioning bell tower, within an approximately 1,608 square foot (approximately 80’-5” x 20’) equipment compound surrounded by an 11’ split face screen wall that is designed to connect with the existing church building (the “Facility”). The Facility is designed to match the church building in color and style, to reduce the visual impact and to blend the Facility into the existing structure. The Facility will be further screened by native trees and shrubs in accordance with Zoning Code Article 13 and any other applicable regulations.

The 88’ stealth bell tower monopole will allow AT&T to locate its antennas at a RAD center of 82’ and it will allow at least two future wireless carriers to locate antennas at 72’ and 63’ respectively. The height of the monopole was determined to be optimal to eliminate AT&T’s current network deficiencies, while maintaining the character of the church and surrounding community.

V. The Site Selection Process

When AT&T has a need for coverage, it carefully considers potential sites for a new telecommunications facility. AT&T first examines co-location opportunities to determine if any existing structures may meet the carrier’s coverage goals. Co-locations are more efficient and less costly than raw land builds and, thus, are preferred by AT&T (as well as the County). In this case, the closest co-location opportunities were at 14504 Mount Olive Road (Dominion utility pole) and 14541 Old Mill Road (Washington Gas Pole). Both locations were outside of AT&T’s half-mile search radius, and did not fill in AT&T’s existing wireless coverage gap. AT&T also considered the shopping center along Centreville Road, but the existing buildings are not tall enough for viable co-location opportunities on the rooftops.

With no viable co-location possibilities, AT&T examined raw land opportunities. A viable raw land site requires three things: (1) a willing landlord; (2) an ability to fill in AT&T’s coverage gaps; and (3) legal compliance with the Zoning Code. In addition, AT&T attempts to build towers in areas that minimize the visual impact on the surrounding community. In this case, the target coverage area is located in a dense residential area. Therefore, there were limited options that had the requisite parcel size, lack of visual impact on the surrounding area, and efficacy for AT&T’s coverage needs. AT&T found a willing landlord in the Trustees of the Centreville United Methodist Church. The Property was ideal because it gave AT&T the ability to disguise the Facility as a bell tower attached to the existing church building, significantly limiting the visual impact on the surrounding area. Further, as discussed above, the Property was previously approved for a Special Exception in 2009, and the Property continues to be viable from a zoning perspective today.

Placing the stealth bell tower on the Property will fill in a coverage gap in AT&T’s current wireless network, and address a need for coverage in the Center Ridge neighborhood and along Route 28. The proposed site is ideal, because its location will provide wireless and emergency services to a large number of consumers, with virtually no visual impact to the surrounding community. Because the Facility will be stealthed as a functioning bell tower, it
will blend in to the existing community, enhance the existing church building, and be made compatible with the setting, color, lighting, and topography of the area.

VI. Use of the Property

A. Type of operation(s).

**Church/Day School:** The Centreville United Methodist Church is a place of worship, serving the Centreville Community as a place of faith, help, and hope. In 2009, the church was granted a special exception for the existing church and nursery school to add additional church recreational facilities, including recreational fields, a place for outdoor worship, and relocation of storage sheds.

**Proposed AT&T Facility:** AT&T proposes an unmanned telecommunications facility that will increase wireless and broadband services in Fairfax County. The Facility will be stealthelhd as a functional bell tower attached to the existing church building.

B. Hours of operation.

**Church/Day School:** The Church office operates Monday through Friday from 9:00 AM to 4:00 PM, with worship services on Sundays from approximately 8:00AM until 3:30 PM. The Nursery School operates Monday through Friday during the schoolyear from 9:00AM to 11:45 PM and 12:30 PM to 3:15 PM.

**Proposed AT&T Facility:** AT&T’s proposed unmanned Facility will operate 24 hours a day, seven days a week. The site will only require periodic maintenance visits from an AT&T representative approximately once a month, or less.

C. Estimated number of patrons/clients/patients/pupils/etc.

**Church/Day School:** Church membership is in excess of 3,000 patrons. Enrollment at the nursery school is approximately equivalent to 90 full-time students.

**Proposed AT&T Facility:** The Facility will not have any patrons or clients on site. It will serve AT&T wireless subscribers in and around Fairfax County. In addition, the Facility provides for co-location opportunities for at least two other wireless providers.

D. Proposed number of employees/attendants/teachers/etc.

**Church/Day School:** The Church has approximately 24 staff members, while the Nursery School has approximately 21 staff members.

**Proposed AT&T Facility:** The Facility will be unmanned. An AT&T representative will visit the site periodically for routine maintenance and inspections.
E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Church/Day School: The previous Special Exception had little to no impact on traffic.

Proposed AT&T Facility: The Facility is not expected to have an impact on traffic. It is unmanned and will only be visited by a single vehicle once a month, or less. Such visits will be planned at off-peak times for traffic for the Church and the nursery school (i.e. not during church events or services). There will be negligible impact on local traffic.

F. Vicinity or general area to be served by the use.

Church/Day School: Centreville Day School and Centreville United Methodist Church serve southwest Fairfax County, primarily in Centreville and Chantilly, and eastern portions of Prince William County.

Proposed AT&T Facility: The proposed Facility will add and improve wireless services in Fairfax County for residents and commuters. The Facility will fill an existing coverage gap along Centreville Road, New Braddock Road, Centrewood Drive and across other surrounding areas.

G. Description of building facade and architecture of proposed new building or additions.

Church/Day School: The existing church building is masonry with metal roof. The Property also includes an open timber pavilion with picnic tables and recreational fields.

Proposed AT&T Facility: The stealth bell tower will be designed to match the existing church building on the Property in color and style. It will be a functioning bell tower for use by the church.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Church/Day School: There are no known hazardous or toxic substances on the Property.

Proposed AT&T Facility: There are no known hazardous or toxic substances on the Property. The Facility will be equipped with a 30 kilowatt emergency backup generator that will run on diesel fuel. The unit has a 190 gallon storage tank to store diesel fuel. The generator will be regularly inspected by AT&T personnel.
I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

Proposed AT&T Facility: AT&T’s proposed Facility complies with all provisions of applicable ordinances, regulations, adopted standards, building codes, this Zoning Ordinance, and any other applicable standards and regulations.

VII. Compliance With Communications Tower and Antennae Codes and Regulations

ARTICLE 9- SPECIAL EXCEPTIONS

9-006 General Standards
In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

- Applicants’ Response: The proposed use is in harmony with the comprehensive plan. Specifically, the Facility will be stealthed as a functioning bell tower attached to the church, blending into the existing structure in both look and use creating no adverse impact to the area or surrounding community.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

- Applicants’ Response: The proposed use is in harmony with all applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

- Applicants’ Response: The proposed use will have no adverse effects on the use or development of neighboring properties. The proposed tower will be completely enclosed inside a functioning bell tower that will be attached to the existing church building. The color and materials used to build the bell tower will be designed to blend into the existing church building. The proposed tower and the accompanying equipment shelters will only require approximately 1,600 square feet of land disturbance. The equipment shelter will
be completely enclosed by a wall that will match the church's building exterior. Additionally, the Facility will be surrounded by native trees and shrubs, creating no adverse impact for the surrounding area.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- **Applicants’ Response:** The Facility will be unmanned, and will typically be visited once a month, or less, for routine equipment checks and maintenance operations. Technicians visiting the Facility will use a standard sized vehicle and will visit the site during off-peak times to limit the impact on the Centreville Day School and the church. The Facility will have no adverse impact to pedestrian or vehicular traffic.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

- **Applicants’ Response:** AT&T will comply with the landscaping and screening requirements.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

- **Applicants’ Response:** The Facility will not significantly alter the amount of open space already existing on the 9.46 acres owned by the Trustees of the Centreville United Methodist Church.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

- **Applicants’ Response:** The Facility is unmanned and will only be visited by a single vehicle once a month, or less. As such, it requires minimal facilities or parking. The proposed access way is in compliance with Article 11 of the Zoning Code.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

- **Applicants’ Response:** AT&T will comply with all sign regulations. No commercial advertising signs are proposed at the Facility.

**9-104 Standards for all Category 1 Uses**
In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:
1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

- Applicants’ Response: The Applicants acknowledges this provision.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

- Applicants’ Response: The Applicants will comply with this provision.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

- Applicants’ Response: The parcel on which the proposed Facility will be built is zoned PDH-12, not R. However, even if the Property was considered to be in an R District, the closest C or I property is approximately 1,000 feet away at 6211 Centreville Road (Zoned C6). Therefore, AT&T has complied with this requirement.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plan.

- Applicants’ Response: AT&T has provided the requisite Site Plan with this application.

9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

- Applicants’ Response: The antennas will be completely enclosed with a structure, i.e. a bell tower attached to the existing church.

2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
• **Applicants’ Response:** The Applicants will comply with this provision.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

• **Applicants’ Response:** The Applicants acknowledge this provision.

4. Signals, lights or illumination are not permitted unless required by federal, state, or local law.

• **Applicants’ Response:** The Facility will be unlit. No lighting is required by any federal, state, or local law.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

• **Applicants’ Response:** The Applicants acknowledge, and affirmatively agree to abide by, this provision.

6. Any antennas, equipment, and associated support structures that are clearly depicted on the special exception plat may be approved as part of the wireless facility and would not be subject to separate permit approval that would otherwise be required for such installations.

• **Applicants’ Response:** The Applicants acknowledge this provision.

**VIII. Conclusion**

AT&T, the Centreville United Methodist Church, and the Centreville Day School respectfully request that Fairfax County grant the requested Application for Amendment of an Existing Special Exception. If you need further information, please contact our zoning attorney, Douglas Sampson at 410-332-8661 or Douglas.Sampson@saul.com.
Dear Fairfax County:

I am the representative of the Trustees of the Centreville United Methodist Church, a Virginia non-profit organization. The Centreville United Methodist Church is the owner of real property located at 6400 Centreville Road, in the County of Fairfax, Virginia (the “Property”). The Centreville United Methodist Church entered into a lease agreement with AT&T to allow AT&T to construct a telecommunications facility, including an 88’ stealth monopole disguised as a bell tower and a 20’ x 80’-5” compound.

The Centreville United Methodist Church hereby authorizes the law firm of Saul Ewing Arnstein & Lehr LLP, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility LLC (“AT&T”), and/or Smartlink LLC (“Smartlink”), and any and all of their agents and representatives, including but not limited to Gregory E. Rapisarda, Esquire, Douglas A. Sampson, Esquire, Ryan Foltz, and Allison Helowicz to act as agents on behalf of the Centreville United Methodist Church and its trustees for the purposes of filing and obtaining any and all land use, zoning, and/or permitting approvals from Fairfax County. The Centreville United Methodist Church hereby authorizes AT&T and/or Smartlink, and any and all of their agents and representatives, to have access the Property for the purpose of constructing, using, and maintaining the telecommunications facility as set forth more fully in the lease agreement.

We respectfully request that the County grant the requested relief. Any copy or facsimile of this document shall be valid and treated as an original. Thank you for your cooperation and consideration.

SIGNED BY

Name: Karl E. Rosenberger
Title: Chair, Board of Trustees
Centreville United Methodist Church

STATE OF VA, COUNTY OF Fairfax, to wit:

I HEREBY CERTIFY that on this 1 day of May, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Karl E. Rosenberger, who acknowledged himself/herself to be the Chair of the Trustees of the Centreville United Methodist Church and that he/she, as such duly appointed agent being authorized so to do, executed the foregoing instrument for the purposes therein contained. AS WITNESS my hand and Notarial Seal.

Pamela D. Winkeler
Notary Public

My Commission Expires: 7/31/2020

PAMELA D. WINKELER
NOTARY PUBLIC
REG. #7672272
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2020
Special Exception Amendment
SEA 2009-SU-002

Applicant: NEW CINGULAR WIRELESS PCS, LLC (D/B/A AT&TMOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH AND CENTREVILLE DAY SCHOOL

Accepted: 11/06/2020

Proposed: AMEND SE 2009-SU-002 PREVIOUSLY APPROVED FOR PLACE OF WORSHIP, CHILD CARE CENTER AND RELATED FACILITIES TO ADD MOBILE/LAND BASED TELECOMMUNICATIONS FACILITIES

Area: 9.46 AC; DISTRICT - SULLY

Zoning Dist Sect: 03-010403-010406-010506-0105

Located: 6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121

Zoning: R-1

Plan Area: 3.3

Overlay Dist: WS WS

Map Ref Num: 065-1-01/0014A/01/0014A1/05/J1
Final Development Plan Amendment
FDPA 81-S-058-08-01
NEW CINGULAR WIRELESS PCS LLC (D/B/A AT&T MOBILITY), TRUSTEES OF THE CENTREVILLE UNITED METHODIST CHURCH AND CENTREVILLE DAY SCHOOL
The trees and shrubs that are to be planted shall be of the species and size specified in the approved plans unless substitutions are approved in accordance with this section.

All trees and shrub sites shall meet the standards specified in the latest edition of the American Standard for Nursery Stock, ANSI A300.2-2002. All trees and shrub sites shall meet the species and size requirements specified in the proposed plans.

Landscaping panels shall be installed in a manner that is consistent with the approved plans. Any substitutions for landscaping panels shall be approved by the Director.

The planting of trees and shrubs shall be permitted in accordance with the latest edition of the American Standard for Nursery Stock, ANSI A300.2-2002.

The trees and shrubs shall be planted in soil that is free from weeds, debris, and other materials that may interfere with their proper growth.

Landscaping elements shall be installed in a manner that is consistent with the approved plans. Any substitutions for landscaping elements shall be approved by the Director.

The planting of trees and shrubs shall be permitted in accordance with the latest edition of the American Standard for Nursery Stock, ANSI A300.2-2002.
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATION

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

- Special Permits (Sec. 9-011 2/A.2L)
- Special Exceptions (Sec. 9-011 2/A.2L)
- Cluster Subdivision (Sec. 9-615 (G & I) 1N)
- Commercial Redevelopment Districts (Sec. 9-422 2A (12) & (14))
- Inخالف Plans PRC Districts (Sec. 16-002 4 & 8)
- PRC Plan (Sec. 16-033 1E & 1D)
- Amendments (Sec. 19-202 10F & 10F)

1. Plot is at a minimum scale of 1" = 50’ (Unless it is depicted on one sheet with a minimum scale of 1" = 100’).
2. A graphic requiring the stormwater management facility(ies) and limits of clearing and grading before and after the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) N/A.
3. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

Provide:

<table>
<thead>
<tr>
<th>Facility Name/ Type &amp; No.</th>
<th>On-site area served (acres)</th>
<th>Off-site area served (acres)</th>
<th>Drainage area (acres)</th>
<th>Footprint area (sf)</th>
<th>Storage volume (cft)</th>
<th>If pond, dam height (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total:

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) N/A. Pond inlet and outlet pipe systems shown on Sheet(s) N/A.
5. Maintenance access (road to stormwater management facility(ies)) are shown on Sheet(s) N/A.
6. Type of maintenance access road surface noted on the plan is N/A. (asphalt, geocell, gravel, etc.)
7. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
8. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) N/A.
9. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) N/A. If the outfall is proposed to be improved off-site it should be specifically noted.
10. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) N/A.
11. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) N/A.
12. A submission waiver is required for N/A.
13. Stormwater management is not required because Minimal grading of topsoil and no stormwater facility is proposed.

Revised: 5/4/2015
<table>
<thead>
<tr>
<th>SECTOR</th>
<th>TYPE</th>
<th>Antenna Position</th>
<th>Antenna Model</th>
<th>Project Number</th>
<th>Submittal / Revision No.</th>
<th>App'd Date</th>
<th>Checked Date</th>
<th>Drawing Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>LTE 700</td>
<td>#1</td>
<td>KATHREIN 80010966K</td>
<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>LTE 850</td>
<td>#1</td>
<td>KATHREIN 80010966K</td>
<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>LTE 700</td>
<td>#2</td>
<td>KATHREIN 80010966K</td>
<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>LTE 850</td>
<td>#1</td>
<td>KATHREIN 80010966K</td>
<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>LTE 700</td>
<td>#3</td>
<td>KATHREIN 80010966K</td>
<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>2017</td>
<td>11/5/1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PROPOSED RF SCHEDULE

- **RRH 4T4R B12/B14**: 320W (AHLBA)
- **RRH 4T4R B25/B66**: 320W (AHFIB)
- **RRH 4T4R B5**: 160W (AHLBA)
- **RRH 4T4R B5**: 160W (AHFIB)
- **RRH 4T4R B30**: 100W (AHNNA)

**Total of (12) Proposed RRHs**
REZONING AFFIDAVIT

DATE: February 14, 2020
(enter date affidavit is notarized)

I, ___________________________________________________________, do hereby state that I am an
(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:

I(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE
OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the
application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust,
and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on
behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must 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>
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<th>RELATIONSHIP(S)</th>
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<tbody>
<tr>
<td>Karl E. Rosenberger</td>
<td>6400 Old Centreville Road Centreville, VA 20121</td>
<td>Chair, Board of Trustees for the benefit of Centreville United Methodist Church</td>
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<td>Applicant/Lessee</td>
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<td>Centreville Day School</td>
<td>6400 Old Centreville Road, Centreville, VA 20121</td>
<td>Applicant</td>
</tr>
<tr>
<td>Douglas A. Sampson, Esq.</td>
<td>Saul Ewing Arnstein &amp; Lehr LLP 500 E. Pratt Street, Baltimore, MD 21202</td>
<td>Attorney/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 AFFIDAVIT

DATE: February 14, 2020
(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)

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)

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 AFFIDAVIT

DATE: February 14, 2020
(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: February 14, 2020
(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.
REZONING AFFIDAVIT

DATE: February 14, 2020
(enter date affidavit is notarized)

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

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.)

NONE

(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
[ ] Applicant’s Authorized Agent

Douglas A. Sampson, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of February 2020, in the County of Maryland, County/City of Baltimore City.

My commission expires: 9/1/21

FORM RZA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 14, 2020
(enter date affidavit is notarized)

I, Douglas A. Sampson, do hereby state that I am an applicant's authorized agent listed in Par. 1(a) below

(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. SE 88-V-001)

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

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print 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.)

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<tr>
<td>Douglas A. Sampson, Esquire</td>
<td>Saul Ewing Arnsteing &amp; Lehr LLP 500 E. Pratt Street, Baltimore, MD 21202</td>
<td>Attorney/Agent</td>
</tr>
</tbody>
</table>

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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 SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 14, 2020
(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:

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and 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 SHAREHOLDERS: (enter first name, middle initial and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a “Special Exception Affidavit 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 SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 14, 2020
(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, and 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 “Special Exception Affidavit 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.
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 14, 2020
(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 “Special Exception Attachment to Par. 2” form.

FORM SEA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: February 14, 2020

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.)

NONE

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 "Special Exception 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

[ ] Applicant’s Authorized Agent

Douglas A. Sampson, Attorney/Agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 14th day of February 2020, in the State/Comm. of Maryland, County/City of Baltimore City.

My commission expires: 9/22/21

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