MEMORANDUM

DATE: 12/18/2020

TO: Distribution List

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

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SE 2020-DR-022 (Turner Farmhouse Foundation)

Case Information
Staff Coordinator: Kelly Posusney
Pre-Staffing Date: 2/8/2021 Staffing Date: 3/25/2021
Tentative PC Date: 6/23/2021 Tentative BOS: 7/13/2021

Memo Includes Full-Size Development Plans for Noted (✓) 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 (2/3/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees
- DPD Planning Division
  - Chief, Env. & Dev. Review Br.
    Attn: Denise James
- VDOT
  - Attn: Sid Siddiqui
- Fire Prevention Div
  - Plans Review Section
    Attn: Mike Paruti
- Dept. of Transportation
  - Transportation Planning
    Chief, Site Analyst Section
    Attn: Jeff Hermann
- Fairfax County Park Authority
  - Planning & Development Div.
    Plan Review Coordinator
    Attn: Lynne Johnson 4th fl
- Planning Commission
- Board of Supervisors
  - Dranesville District
- DPD-Community Revitalization Sec.
  - Attn: Elizabeth Hagg
  “CRD/CRA only”
- DPD-Urban Centers Section
  - Attn: Suzanne Battista
  “Reston or Tysons only”

Information Addressees
- Planning Commission
  - Executive Director
    Attn: Jill Cooper
- Economic Dev. Authority
  - Dir. Real Estate Services
    Attn: Curtis Hoffman
  - Clerk to Board of Supervisors
    Attn: Jill Cooper
- Dept. of Information Technology
  - Technology Infrastructure Div.
    Attn: Steve Brundage
- Dept. of Health
  - Div. of Environmental Health
    Technical Review and Information Resources
    Attn: Kevin Waster
- Northern Va Soil and Water
  - Conservation District
    Attn: Willie Woode
- DPWES Sanitary-Sewer
  - Attn: Sharad Regmi
- Dept. of Family Services
  - Adult Aging Services
    AAA, B-3-708
    Attn: Jacquie Woodruff

- Dept. of Facilities Mgmt.
  - Analyst, Property Mgmt. Div.
    Attn: Marguerite Gulino
- DPD-ZED Division Director
  - Attn: Tracy Strunk
- DPD-ZED Asst. Director
  - Attn: Suzanne Wright
- DPD-ZED
  - Attn: Branch Chiefs
- DPD-ZED
  - Conformance Review & Acceptance Br.
    Attn: Suzanne Wright
- DPD-ZED
  - Admin. Asst., Legal Notices
    Attn: Rachael Pendergraph
- DPD Chief Zoning Inspector
  - Attn: ZIB Mail- Roger Marcy
- Southeast Fairfax Dev. Corp.
  - Attn: Tony Fontana
  “MV or LEE only”

Staff Coordinator: Kelly Posusney
Pre-Staffing Date: 2/8/2021 Staffing Date: 3/25/2021
Tentative PC Date: 6/23/2021 Tentative BOS: 7/13/2021

County of Fairfax, Virginia
## APPLICATION FOR A SPECIAL EXCEPTION

### APPLICANT

**NAME**  
Turner Farmhouse Foundation

**MAILING ADDRESS**  
10609 Georgetown Pike, Great Falls, VA 22066

**PHONE**  
**HOME** ( ) 703-403-3072  **WORK** ( )

**PHONE**  
**MOBILE** ( )

### PROPERTY INFORMATION

**PROPERTY ADDRESS**  
10609 Georgetown Pike, Great Falls, VA 22066

**TAX MAP NO.**  
12-1 ((1)) 0024-D pt.

**SIZE (ACRES/SQ FT)**  
4.95 +/- Acres

**ZONING DISTRICT**  
R-1

**MAGISTERIAL DISTRICT**  
Dranesville

**PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:**  
n/a

### SPECIAL EXCEPTION REQUEST INFORMATION

**ZONING ORDINANCE SECTION**  
9-301 (7) and 3-104 (3) (K)

**PROPOSED USE**  
Public Benefit Association

### AGENT/CONTACT INFORMATION

**NAME**  
Sarah C. Kirk

**MAILING ADDRESS**  
10609 Georgetown Pike, Great Falls, VA 22066

**PHONE NUMBER**  
**HOME** 703-403-3072  **WORK**

**PHONE NUMBER**  
**MOBILE**

### MAILING

Send all correspondence to (check one):  
☑️ Applicant  or  
☐ Agent/Contact

The name(s) and addresses 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 representatives on official business to enter the subject property as necessary to process the application.

Sarah C. Kirk

**TYPE/PRINT NAME OF APPLICANT/AGENT**  
Turner Farmhouse Foundation

**SIGNATURE OF APPLICANT/AGENT**  
Sarah C. Kirk

Date application accepted:  
12/18/2020

Application Fee Paid:  ☑️ Waived
Turner Farmhouse Foundation

Statement of Justification for Special Exception

I. Introduction:

Turner Farmhouse Foundation, a 501(c)(3) tax-exempt entity ("TFF"), as the applicant, is requesting a special exception (the "SPEX") in order to operate a public benefit association facility for up to ten (10) overnight weekend guests ("the Facility"). The Facility will be located on approximately five (5) acres of real estate which is considered part of Turner Farm Park ("Park") and is identified in the Fairfax County Tax Administration records as a portion of Tax Map #12-1-((1))-24D (the "SPEX Property").

The SPEX Property is owned by Fairfax County Park Authority ("FCPA") and is zoned R-1 under the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). FCPA leases the SPEX Property to the Board of Supervisors of Fairfax County (the "County") pursuant to that certain Deed of Lease Agreement dated November 1, 2018, by and between FCPA, as landlord, and the County, as tenant. Pursuant to that certain Resident Curator Deed of Lease dated November 1, 2018 by and between the County, as landlord, and TFF, as tenant, the County subleases the SPEX Property to TFF in order for TFF to act as Resident Curator for the SPEX Property pursuant to the Resident Curator Program Ordinance, Chapter 125 of The Code of the County of Fairfax, Virginia.

II. SPEX Use:

A. Type of Operation. TFF intends to operate the Facility as a public benefit association pursuant to Section 9-301(7) of the Zoning Ordinance. The Facility will provide meeting and dining spaces, living quarters and access to the grounds for groups and individuals for programming related to mental health. The Facility will host up to ten (10) overnight guests on weekends from Friday through Sunday. Facility events will be managed by groups or individuals who will arrange for speakers, therapists, and spiritual advisors, and develop a schedule of activities and programs for guests of the Facility. TFF also intends to partner with local nonprofit organizations to offer the Facility at cost to encourage mental health treatment for disadvantaged, at risk, and struggling individuals.

B. Hours of Operation. The Facility will operate Monday through Friday from 9AM through 5PM, and the overnight weekend events will operate from Friday at 3PM through Sunday at 5PM.

C. Estimated Number of Patrons. At any given time, the Facility will host five (5) to ten (10) patrons, limited almost exclusively to the weekends.

D. Number of Employees. TFF acts as Resident Curator for the SPEX Property, and there will be one (1) caretaker on the SPEX Property. Each event, depending on the number of patrons, will include up to 2 additional staff personnel.
E. **Traffic Impact.** Traffic impact for the Facility will be minimal and will not impact the road networks or surrounding properties. Up to ten patrons will arrive on Friday afternoon (maximum of ten vehicles), and patrons will park their cars entirely within the SPEX Property through Sunday afternoon. The SPEX Property currently has capacity for up to thirty (30) parked vehicles at any given time, and the SPEX Property can sufficiently accommodate parking needs generated by the Facility.

F. **Vicinity Served by Use.** While the Facility will remain wholly within the SPEX Property, the Facility anticipates most of the patrons will come from Fairfax County, Loudoun County and Washington, DC.

G. **Description of Building Façade** The exterior of the existing farmhouse located on the SPEX Property will not change in architecture or façade. Included with this SPEX are photos showing the existing SPEX Property structures and land. TFF intends to construct additional exterior access to the Facility by adding new stairs and a ramp.

H. **Hazardous/Toxic Substances.** The use will not generate any hazardous or toxic substance, and no hazardous or toxic substances will be utilized, stored, treated, or disposed of as part of the operation of the Facility.

I. **Conformity to the Fairfax County Zoning Ordinance.** The Facility is a "public benefit association" as defined by Article 20 of the Zoning Ordinance. The use is allowed by special exception in the R-1 District pursuant to Section 9-301(7) of the Zoning Ordinance.

III. **Conclusion:**

The Facility will be a public benefit to the surrounding community and Fairfax County. TFF is working in conjunction with FCPA and the County to establish the proposed use while also preserving the natural beauty of the Park. Given the shortage of similar facilities in Fairfax County and the need for addressing mental health issues, TFF has the full support of the Great Falls community, the Great Falls Citizens Association, local community organizations, and Fairfax County Dranesville Supervisor, John Foust.

By: [Signature]
Sarah C. Kirk
Agent for Applicant
Special Exception
SE 2020-DR-022

Applicant: TURNER FARMHOUSE FOUNDATION
Accepted: 12/18/2020
Proposed: PUBLIC BENEFIT ASSOCIATION
Area: 4.95 AC; DISTRICT - DRANESVILLE
Zoning Dist Sect: 03-0104
Located: 10609 GEORGETOWN PIKE, GREAT FALLS, VA 22066

Zoning: R-1
Plan Area: 3,
Overlay Dist:
Map Ref Num: 012-1-01/0024D (pt.)
Special Exception
SE  2020-DR-022
TURNER FARMHOUSE FOUNDATION
SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 2020
(enter date affidavit is notarized)

I, Sarah C. Kirk, 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. SE 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 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>Turner Farmhouse Foundation(1)</td>
<td>10609 Georgetown Pike Great Falls, VA 2266</td>
<td>Applicant/Sublessee of Parcel 12-1-((1))-0024D (pt.)</td>
</tr>
<tr>
<td>Agents: Sarah C. Kirk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairfax County Park Authority(2)</td>
<td>12055 Government Center Parkway, Suite 927 Fairfax, VA 22035</td>
<td>Title Owner/Lessor of Parcel 12-1-((1))-0024D (pt.)</td>
</tr>
<tr>
<td>Agents: Aimee L. Vosper, FCPA Deputy Director</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fairfax County Board of Supervisors, a body corporate (3)</td>
<td>12000 Government Center Parkway Fairfax, VA 22035</td>
<td>Lessee of Parcel 12-1-((1))-0024D (pt.)</td>
</tr>
<tr>
<td>Agent: Bryan J. Hill, County Executive</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hunton Andrews Kurth LLP(4)</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Attorneys/Agents for Applicants</td>
</tr>
<tr>
<td>John C. McGranahan, Jr.</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Attorneys/Agents for Applicants</td>
</tr>
<tr>
<td>Jessica N. Vara</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Susan K. Yantis</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Planners/Agents for Applicants</td>
</tr>
<tr>
<td>Elaine O. Cox</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theresa L. Rizzo</td>
<td>8405 Greensboro Drive, Suite 140 Tysons, VA 22102</td>
<td>Paralegals/Agent for Applicant</td>
</tr>
<tr>
<td>Diane R. Hicks</td>
<td></td>
<td></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).
Special Exception Attachment to Par. 1(a)

DATE: November 4, 2020
(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>Land Design Consultants, Inc. (5)</td>
<td>4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192</td>
<td>Environmental Engineers and Consultants/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Wm. O’Kelly Russell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jessica Bradshaw (nmi)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Matthew T. Marshall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joshua C. Marshall</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 “Special Exception Attachment to Par. 1(a)” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 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)

(1) Turner Farmhouse Foundation
    10609 Georgetown Pike
    Great Falls, VA 2266

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)

A Virginia Non-Profit 501(c)(3) Non-Stock organization

(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.
Special Exception Attachment to Par. 1(b)

DATE: November 4, 2020
(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)
(2) Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

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)

Fairfax County Park Authority is a public body with no shareholders.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) Fairfax County Board of Supervisors
12000 Government Center Parkway
Fairfax, VA 22035

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)

Fairfax County Board of Supervisors is a body corporate with no shareholders.

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

DATE: November 4, 2020
(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)
(5) Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22192

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)
Matthew T. Marshall
Joshua C. Marshall

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)

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

DATE: November 4, 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)
(4) Hunton Andrews Kurth LLP
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

(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)

Gary Arkady Abelev
Paul D. Ackerman
Lawrence C. Adams
Jessica N. Agostinho
Syed S. Ahmad
Michael F. Albers
Fernando C. Alonso
Walter J. Andrews
Mark B. Arnold
L. Scott Austin
Howard T. Ayers
Brittany M. Bacon
Ian Phillip Band
Ryan M. Bates
John J. Beardsworth, Jr.
Ryan A. Becker
Steven H. Becker
Michele J. Beilke
Stephen John Bennett
Melinda R. Beres

Lucas Bergkamp (nmi)
Stephen R. Blacklocks
Jeffry M. Blair
Andrew J. Blanchard
Joseph Blizard (nmi)
Jeremy S. Boczko
Anthony P. Bonan
Matthew P. Bosher
James W. Bowen
Michael A. Boyd
Lawrence J. Bracken, II
Callie P. Bradford
James P. Bradley
J. Mark Breeding
Tammy W. Brennig
Scott A. Brister
Shannon S. Broome
Benjamin P. Browder
A. Todd Brown, Sr.
Samuel L. Brown

Tyler P. Brown
F. William Brownell
Melinda H. Brunger
F. Robert Brusco
Kevin J. Buckley
Kristy A. Nichaus Bulliet
Joseph B. Buonanno
Joseph W. Buoni
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Courtney P. Butler
Ellis M. Butler
Jeffrey M. Butler
Emily E. Cabrera
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill

(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 Attachment to Par. 1(c)

DATE: November 4, 2020
(enter date affidavit is notarized)

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

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

(4) Hunton Andrews Kurth LLP – CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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

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

Mark A. Chapman
J. C. Chenault, V
John B. Clutterbuck
Hervé Cogels (nni)
Cassandra C. Collins
James B. Comyn
Christopher J. Cunio
Alexandra B. Cunningham
Samuel A. Danon
James V. Davidson
Timothy A. Davidson II
Wyatt A. Deal
John J. Dedyo
John J. Delionado
Stephen P. Demm
Jeff C. Dodd
Edward L. Douma
Ashley D. Drummond
Robert T. Dumbacher
David Dumont (nni)
Angus J. Duncan
Deidre G. Duncan
M. Kaylan Dunn
Frederick R. Eames
Heather Archer Eastep
Maya M. Eckstein
W. Jeffery Edwards
Marvin W. Ehrlich
Tara L. Elgie
Emmett N. Ellis
James R. England
Juan C. Enjamio
Anthony J. Eppert
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Timothy J. Fazio
Eric H. Feiler
Andrew D. Feiner
Kevin C. Felz
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nni)
Michael F. Fitzpatrick, Jr.
John Flock (nni)
William M. Flynn
Erin F. Fonte
Thomas W. Ford, Jr.
Bradley W. Foster
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Douglas M. Garrou
Martin F. Gaynor III
Kevin M. Georgian
John T. Gerhart, Jr.
Andrew G. Geyer
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Courtney B. Glaser
Ryan A. Glasgow
Michael P. Goldman
Alexis J. Gomez
Douglas S. Granger
Laurie A. Grasso
Kendall M. Gray
Tonya M. Gray
Roger J. Griesmeyer
Greta T. Griffith
Brett L. Gross
Steven M. Haas
Brian L. Hager
Kevin K. Hahn
Robert J. Hahn
Eric R. Hail
Philip M. Haines
Matthew R. Halal
Jarrett L. Hale
Hal V. Halton, Jr.
Jason W. Harbour
Jeffrey L. Harvey
Henry Havre (nni)
Rudene Mercer Haynes
James W. Head
Mark S. Hedberg
Gregory G. Hesse
E. Perry Hicks
Thomas Y. Hiner
Jane L. Hinton
Jordan E. Hirsch
Clayton T. Holland
Stuart C. Hollimon
John R. Holzgraefe
Cecilia Philippus Horner
David B. Horner
George C. Howell, III
Kevin F. Hull
Jamie Zysk Isani
Judith H. Itkin
Timothy L. Jacobs
Matthew D. Jenkins
Robert V. Jewell
Harry M. Johnson, III
Robert M. Johnson
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nni)
Neil D. Kelly
James A. Kennedy, II

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.
Special Exception Attachment to Par. 1(c)

DATE: November 4, 2020

for Application No. (s): ________________

(Please enter date affidavit is notarized)

(enter County-assigned application number (s))

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

(4) Hunton Andrews Kurth LLP — CONTINUED

8405 Greensboro Drive, Suite 140

Tysons, VA 22102

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

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

Michael C. Kerrigan

Michael J. Madden, Jr.

Ashley B. Muehlerberger

Ryan T. Ketchum

Ryan T. Ketchum

Michael J. Mueller

Jonathan H. Kim

Rori H. Malech

Kathleen T. Murzio

Scott H. Kimpel

Harry L. Manion III

Eric J. Murdock

Sarah J. Kittleman

Allison D. Mantor

Ted J. Murphy

David Klass (nmi)

Alan J. Marcus

David A. Mustone

Michael D. Klaus

Phyllis H. Marcus

James P. Naughton

Charles H. Knauss

Brian R. Marek

Eric J. Nedell

Edward B. Koehler

Fernando Margaret (nmi)

Michael Nedzhal (nmi)

Leslie W. Kostyshak

Eric R. Markus

Scott M. Nelson

Tersten M. Kracht

Laura Colombell Marshall

William L. Newton

Richard H. Kronthal

Jeffrey N. Martin

Lonnie D. Nunley, III

Christopher G. Kulp

John S. Martin

Michael A. Oakes

Jonathan Z. Kury

Walfredo J. Martinez

Adam R. O'Brien

S. Christina Kwon

Lorelle S. Masters

Peter K. O'Brien

Terri J. Lacy

John Gary Maynard, III

John T. O'Connor

Taylor E. Landry

William H. McBride

Sergio F. Oehninger

Gregory F. Lang

Jeffrey B. McClure

Cecilia Y. Oh

Kurt G. Larkin

Daniel E. McCormick

Leslie A. Okinaka

Andrew W. Lawrence

Janet Sadler McCrae

G. Michael O'Leary

Corey A. Lee

Thomas R. McCulloch

John D. O'Neill, Jr.

Craig Y. Lee

Alexander G. McGeoch

Brian V. Otero

Parker A. Lee

John C. McGranahan, Jr.

Raj Pande (nmi)

Hilary B. Leenko

Kerry L. McGrath

Christopher M. Pardo

Matthew Z. Leopold

Darren C. McHugh

Jason B. Parker

L. Steven Leshin

Chanse L. McLeod

Randall S. Parks

Michael S. Levine

L. Lee McMurtry III

Peter S. Partee, Sr.

Brent A. Lewis

Robert J. McNamara

Joseph A. Patella

Jerry Jie Li

Gustavo J. Membriela

J. Steven Patterson

Elbert Lin (nmi)

Uriel A. Mendieta

Michael R. Perry

W. Scott Locher

Jeffrey D. Migit

Ryan P. Phair

David C. Lonergan

Peter J. Mignone

Brian C. Pidcock

Nash E. Long, III

Patrick E. Mitchell

James M. Pinna

Geoffrey C. Lorenz

Brit Mohler (nmi)

Chumbhot Plangtrakul (nmi)

Kirk A. Lovrie

Michael D. Morley

Cameron P. Pope

David S. Lowman, Jr.

Sheila Mortazavi (nmi)

Gregory L. Porter

Georgia L. Lucier

Ann Marie Mortimer

Laurence H. Posorske

Abigail M. Lyle

Jay B. Mower

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DATE: November 4, 2020

for Application No. (s):

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

(4) Hunton Andrews Kurth LLP – CONTINUED
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

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<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tr>
<td>Kurtis A. Powell</td>
<td>James S. Seevers, Jr.</td>
<td>Julia Y. Trankiem</td>
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<td>Lewis F. Powell, III</td>
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<td>Kelly A. Ultis</td>
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<td>Shawn Patrick Regan</td>
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<td>Bridget Burke Vck</td>
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<td>Mitch A. Reid</td>
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<td>Jennings G. (<em>J. G.</em>) Ritter, II</td>
<td>Caryl Greenberg Smith</td>
<td>Lawton B. Way</td>
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<td>Daryl B. Robertson</td>
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<td>Amy McDaniel Williams</td>
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<td>Holly H. Williamson</td>
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<td>M. Katherine Strahan</td>
<td>Susan F. Witsie</td>
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<td>Arthur E. Schmalz</td>
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<td>Gregory J. Schmitt</td>
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<td>Jessica R. Tobin</td>
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<td>P. Watson Seaman</td>
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SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 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.
SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 2020
(enter date affidavit is notarized)

Application No.(s): (county-assigned application number(s), to be entered by County Staff)

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:

Sarah C. Kirk/Agent for Applicant

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

Subscribed and sworn to before me this 4th day of November, 2020, in the Comm. of Virginia, County Fairfax.

Cynthia L. Baroody
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7306004
My Commission Expires
October 31, 2021