County of Fairfax, Virginia

MEMORANDUM

DATE: 3/4/2021

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. PCA 81-C-111 (Trustees Of The Zelinger Family Trust Dated February 17, 2006)

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 (3/31/2021) to be considered in preparing staff’s recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

1. DPD Planning Division
   Chief, Env. & Dev. Review Br.
   Attn: Denise James

2. VDOT
   Attn: Sid Siddiqui

3. Fire Prevention Div
   Plans Review Section
   Attn: Mike Paruti

4. Fairfax County Public Schools
   Facilities & Transportation Svcs
   Facilities Planning Svcs
   Attn: Jessica Gillis

5. Dept. of Transportation
   Transportation Planning
   Chief, Site Analyst Section
   Attn: Jeff Hermann

   Housing Development Div.
   Housing Development Officer
   Attn: Abdirazak Hamud

7. Fairfax County Park Authority
   Planning & Development Div.
   Plan Review Coordinator
   Attn: Lynne Johnson 4th fl.

8. Northern Va Soil and Water
   Conservation District
   Attn: Willie Wood

9. Planning Commission

10. Board of Supervisors
    Hunter Mill District

11. DPD-Community Revitalization
    Attn: Elizabeth Hagg
    "CRD/CRA only"

12. DPD-Urban Centers Section
    Attn: Suzanne Battista
    "Reston or Tysons only"

13. Fairfax County Water Authority
    Planning & Engineering Div.
    Manger, Planning Dept.
    Attn: Greg Prelewicz
    Attn: Ross Stillings

14. DPWES Sanitary-Sewer
    Attn: Sharad Rejmi

15. Dept. of Tax Administration
    Real Estate Division Director
    Attn: Thomas Reed

16. Dept. of Health
    Div. of Environmental Health

17. Technical Review and
    Information Resources
    Attn: Kevin Wastler

18. Fairfax County Public Schools
    Facilities & Transportation Svcs
    Office of Design & Construction
    Services
    Attn: Eric Brunner

19. Fire & Rescue Dept.
    Information & Technology
    Attn: Eric Fisher

20. DPWES Site and Dev Svcs
    Chief, Urban Forestry Branch
    Attn: Craig Herwig

Information Addresses

1. Economic Dev. Authority
   Director, Real Estate Services
   Attn: Curtis Hoffman

2. Planning Commission
   Executive Director
   Attn: Jill Cooper

3. Clerk to Board of Supervisors
   Attn: Jill Cooper

4. DPD-ZED Division Director
   Attn: Tracy Strunk, AICP

5. DPD-ZED Asst. Director
   Attn: Suzanne Wright

6. DPD-ZED
   Attn: Branch Chiefs

7. DPD-ZED
   Conformance Review &
   Acceptance Branch
   Attn: Suzanne Wright

8. DPD-ZED
   Admin. Asst., Legal Notices
   Attn: Rachael Pendergraph

9. DPD Chief Zoning Inspector
   Attn: ZIB Mail- Roger Marcy

10. Dept. of Information Technology
    Technology Infrastructure Div.
    Attn: Steve Brundage

11. Dept. of Family Services
    Adult Aging Services
    AAA, B-3-708
    Attn: Jacqueline Woodruff

12. Southeast Fairfax Dev. Corp.
    Attn: Tony Fontana
    "MV or LEE only"
TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

(We), Trustees Of The Zelinger Family Trust Dated February 17, 2006 the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-3 cluster District to the R-3 cluster District.

☑ (PCA) This application proposes to amend the proffers approved pursuant to RZ 81-C-111 development of 4 single family lots

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 1.439 acres

TAX MAP PARCEL(S):
28-3 ((19)) 19 and 20

TOTAL ACREAGE: 1.439 acres

CURRENT ZONING DISTRICT:

LEGAL DESCRIPTION: Deed Book: 21702 Page No.: 0804

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):
1902 and 1904 Aubrey Place Court, Vienna, VA 22182

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
Southwest corner of the intersection of Clarks Crossing Road (Rte. 676) and Aubrey Place Court (Rte. 7570).

EXISTING USE: residential & vacant PROPOSED USE: residential

MAGISTERIAL DISTRICT: Hunter Mill

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.

Applicant Contact Name: Melissa E. Zelinger
Agent Name: Elizabeth D. Baker, Walsh, Colucci, Lubeley & Walsh, P.C.
Address: 1904 Aubrey Place Court
Street: 2200 Clarendon Blvd, #1300
City: Vienna State: VA Zip: 22182
Phone Number: (W): 703-244-2430 (C): 703-244-2430
E-mail: melissa.zelinger@gmail.com

Agent Name: Elizabeth D. Baker, Walsh, Colucci, Lubeley & Walsh, P.C.
Address: 2200 Clarendon Blvd, #1300
City: Arlington State: VA Zip: 22201
Phone Number: (W): 703-528-4700 (C): 703-901-7760
E-mail: ebaker@thelandlawyers.com

Signature: Elizabeth D. Baker
Date: 11/24/2020

Application Fee Paid: $ 14,780

Date Application Accepted: 3/2/2021
December 3, 2020

Tracy D. Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proffered Condition Amendment Application Related to RZ 81-C-111
Applicant: Trustees of the Zelinger Family Trust dated February 17, 2006
Tax Map Reference: 28-3 ((19)) 19 and 20 (the “Property”)

Dear Ms. Strunk:

This letter serves as a statement of justification for a partial proffered condition amendment (PCA) application related to RZ 81-C-111. The Applicant, Trustees of the Zelinger Family Trust dated February 17, 2006, is also the owner of the Property.

Property Description and Background

The original rezoning application RZ 81-C-111 was approved by the Board of Supervisors on April 12, 1982, and rezoned 8.4 acres of land located south of Clark’s Crossing Road and East of the W&OD trail to the R-3 (Cluster) District. The rezoning provided for 20 single-family lots and was subject to proffers. This new application involves two of the 20 lots, identified as Tax Map 28-3 ((19)) 19 and 20. Lots 19 and 20 are located in the southwest corner of Clark’s Crossing Road and Aubrey Place Court. Together they total 1.439 acres. Lot 19 is 53,598 square feet, the largest lot in the subdivision, and is developed with a single-family dwelling built in 1918. Lot 20 is 9,120 square feet in size and is undeveloped.

Proposed Development

The Applicant proposes to remove the existing house on Lot 19 and develop the Property with four single family lots. As shown on the Generalized Development Plan Amendment...
(GDPA), two lots (Lots 1 and 2) would have access from Aubrey Place Court and Lots 3 and 4 would have driveways along Clark's Crossing Road. An open space area of 15,640 square feet will be located on the eastern and southeastern portions of the Property. This open space permits the preservation of a large Scarlett Oak tree and a Norway Spruce. Stormwater Management ("SWM") and Best Management Practices ("BMPs") to serve the Property are proposed to be located in a bio-retention area in the western portion of the Property.

This partial PCA meets the density and open space requirements of the R-3 Cluster regulations on its own. The proposal results in a density of 2.79 dwelling units per acre. While the minimum lot size under the R-3 cluster regulations is 8,500 square feet, the proposed lot sizes with this application range from 11,160 to 12,000 square feet, with an average lot area of 11,700 square feet.

The balance of the original R-3 Cluster site remains in compliance with the R-3 Cluster regulations. The following charts demonstrate this by providing tabulations related to the original R-3 Cluster approval (20 lots), the proposed PCA application (4 lots), the original R-3 Cluster approval without Lots 19 and 20 (18 lots), and the overall R-3 Cluster tabulations site with the proposal (22 lots).

<table>
<thead>
<tr>
<th>Original R-3 Cluster Tabulations (April 1984)</th>
<th>Square Feet</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Dedication</td>
<td>39,876</td>
<td>0.9154</td>
</tr>
<tr>
<td>Open Space-Parcel A</td>
<td>47,220</td>
<td>1.0840</td>
</tr>
<tr>
<td>Open Space-Parcel B</td>
<td>36,330</td>
<td>0.8340</td>
</tr>
<tr>
<td>Lot Area</td>
<td>243,895</td>
<td>5.5991</td>
</tr>
<tr>
<td>Total</td>
<td>367,321</td>
<td>8.4325</td>
</tr>
<tr>
<td>Average Lot Area (20)</td>
<td>12,195</td>
<td>0.2800</td>
</tr>
<tr>
<td>Units per acre</td>
<td>2.37</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>22.75%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed PCA Tabulations</th>
<th>Square Feet</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space-Parcel</td>
<td>15,640</td>
<td>0.3590</td>
</tr>
<tr>
<td>Lot Area</td>
<td>46,909</td>
<td>1.0769</td>
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<tr>
<td>Total</td>
<td>62,549</td>
<td>1.4359</td>
</tr>
<tr>
<td>Average Lot Area (4)</td>
<td>11,700</td>
<td></td>
</tr>
<tr>
<td>Units per acre</td>
<td>2.79</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>25.00%</td>
<td></td>
</tr>
</tbody>
</table>
The site layout is sensitive to the natural topography and neighboring properties. All four lots are larger in area than the Aubrey Place Court lots adjacent to the property. Proposed lots 1, 2, 3 and 4 are 11,800, 12,000, 11,160, and 11,400 square feet respectively. Adjacent lots within the subdivision range from 8,822 to 10,684 square feet. Two driveways are to be located on Aubrey Place Court, the same number approved with the existing approval. Only two driveways are proposed along the Clark’s Crossing Road’s frontage, which is more than 350 feet in length.

**Comprehensive Plan Recommendations**

The Property is located in the V-3 Spring Lake Community Planning Sector, part of the Vienna Planning District in the Area II Comprehensive Plan (the “Plan”). The Plan does not include site specific text recommendations for the Property, however, the Plan Map indicates the Property is recommended for residential use at 2-3 dwelling units per acre. The proposed PCA is in conformance with Plan recommendations.

**Zoning Ordinance Modifications and Waivers**

The proposed use will be in conformance with all applicable ordinances, regulations and adopted standards.
Summary

The proposal provides for a modest addition of two lots to the community. The lots are larger than the adjacent lots within the Aubrey Place Court community and the resultant density is in conformance with the Comprehensive Plan. Provision of 25 percent of the site as open space and preservation of key trees helps ensure compatibility with the neighborhood.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Elizabeth D. Baker
Senior Land Use Planner
Proffered Condition Amendment

PCA  81-C -111

Applicant: TRUSTEES OF THE ZELINGER FAMILY TRUST
DATED FEBRUARY 17, 2006

Accepted: 03/02/2021

Proposed: AMEND PROFFERS AND CONDITIONS
ASSOCIATED WITH RZ 81-C-111

Area: 1.44 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect: 

Located: SOUTH SIDE OF CLARKS CROSSING ROAD AND
WEST SIDE OF AUBREY PLACE COURT

Zoning: R- 3

Overlay Dist: 

Map Ref Num: 028-3- /19/ /0019 /19/ /0020
GENERALIZED DEVELOPMENT PLAN AMENDMENT (GDPA)

FOR

ZELINGER FAMILY TRUST, PCA 81-C-111

GDP FOR PARCELS 28-3-((19))-19 & 28-3-((19))-20

SOUTHWEST CORNER OF

CLARKS CROSSING ROAD & AUBREY PLACE COURT

VIENNA

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

APPLICANT

TRUSTEES OF THE ZELINGER FAMILY TRUST
DATED FEBRUARY 17, 2006
MELISSA E. ZELINGER, SOLE SURVIVING TRUSTEE
1904 AUBREY PLACE COURT
VIENNA, VIRGINIA 22182

APPLICANT'S REPRESENTATIVE

ELIZABETH D. SAKER | SENIOR LAND USE Planner
WALSH, COLUCCI, LUBELEY, & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703)628-4700

REAL ESTATE CONSULTANT

LINDA A. LEES
9705 BROCKHILL LANE
VIENNA, VA 22182

CIVIL ENGINEER

JORDAN LAND DESIGN, LLC
DAVID M. JORDAN, P.E.
16267 CHANNEL RIDGE COURT
LEESBURG, VIRGINIA 20176
(571)233-5830

CONSULTING ARBORIST

TREE PRESERVATION CONSULTANTS, LLC
BRIAN A. HOWARD
61 CRICKETS LANE
LINDEN, VIRGINIA 22642
(703)349-0608

LEGAL

OWNER:
TRUSTEES OF THE ZELINGER FAMILY TRUST
DATED FEBRUARY 17, 2006
MELISSA E. ZELINGER, SOLE SURVIVING TRUSTEE
1904 AUBREY PLACE COURT
VIENNA, VIRGINIA 22182

LEGAL

028-3-((19))-0019, ZONE R-3
1904 AUBREY PLACE COURT
VIENNA, VIRGINIA 22182
DB 21702 PG 0804

028-3-((19))-0020, ZONE R-3
1902 AUBREY PLACE COURT
VIENNA, VIRGINIA 22182
DB 21702 PG 0804

VICTINITY MAP

SCALE 1" = 1000'

PLAN REFERENCE: GOOGLE MAPS
(30) Glenelg – This Piedmont soil occurs extensively on hilltops and sideslopes underlain by micaceous schist and phyllite. Silts and clays overlie silty and sandy decomposed rock. Depth to hard bedrock ranges between 5 and 100 feet below the surface. Permeability is generally adequate for all purposes. Foundation support for small buildings (i.e., 3 stories or less) is typically adequate. Because of a high micro content, the soil tends to "fluff" up when disturbed and is difficult to compact requiring engineering designs for use as structural fill. This soil is suitable for septic drainfields and infiltration trenches. Glenelg is highly susceptible to erosion.

HYDROLOGIC SOILS GROUP – B

105 - Glenelg–Glenelg Complex – This complex is a mixture of the development-disturbed Wheaton soil and the natural Glenelg soil. The complex occurs in upland areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in undisturbed back yards and common areas. The two soils that make up this map unit. (105) Wheaton and (30) Glenelg. (105)

HYDROLOGIC SOILS GROUP – D

107 - Wheaton–Meadowville – This complex is a mixture of the development-disturbed Wheaton soil and the natural Meadowville soil. The complex occurs near floodplains in the areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed, but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas.

HYDROLOGIC SOILS GROUP – D
### Post Development Project (Treatment Volume and Loads)

<table>
<thead>
<tr>
<th>Drainage Area</th>
<th>A (m²)</th>
<th>B (m²)</th>
<th>C (m²)</th>
<th>D (m²)</th>
<th>E (m²)</th>
<th>Total (m²)</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

### Drainage Area A

- **Land Cover (acres)**
  - Vegetation (base layer) 0.10
  - Vegetation (structures) 0.00
  - Vegetation (turf) 0.10
  - Vegetation (trees) 0.05

- **Impervious Area (acres)**
  - Impervious (base layer) 0.11
  - Impervious (structures) 0.00
  - Impervious (turf) 0.11
  - Impervious (trees) 0.06

- Total: 0.47

### Drainage Area B

- **Land Cover (acres)**
  - Vegetation (base layer) 0.05
  - Vegetation (structures) 0.00
  - Vegetation (turf) 0.05
  - Vegetation (trees) 0.00

- **Impervious Area (acres)**
  - Impervious (base layer) 0.05
  - Impervious (structures) 0.00
  - Impervious (turf) 0.05
  - Impervious (trees) 0.00

- Total: 0.15

### Total Management Area Available for Improvements

- **A (m²)**: 1,382
- **B (m²)**: 1,382

### Rainfall Correlation

<table>
<thead>
<tr>
<th>Rainfall Intensity (inches)</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.5</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<tr>
<td>1.0</td>
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<tr>
<td>1.5</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<tr>
<td>2.0</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

### OUTFALL AND BMP ANALYSIS

The analysis is for the subdrainage of two lots into the storm drain system at the east side of the site. The BMP design incorporates a pre-development stage of a 0.27 Acre Development Stage 2 BMP and a 0.26 Acre Development Stage 3 BMP. The Stage 2 BMP is designed to reduce the volume of runoff by 50%. The BMP analysis is set by the U.S. Environmental Protection Agency (EPA) for stormwater management and is based on the pollution prevention manual for stormwater management and BMP design and installation.

The design is in accordance with the requirements of the U.S. Environmental Protection Agency (EPA) and the applicable regulations and standards. The proposed BMPs are designed to meet the requirements for stormwater management and are in compliance with the applicable regulations and standards.

### Nitrogen Loads (Informational Purpose Only)

- **Pre-development (TP/NTP)**: 2.58
- **Post-development (TP/NTP)**: 0.36

### TP Load Reduction Efficiency (Decay)

- **Linear Project TP Load Reduction Efficiency**: 9.02
REZONING AFFIDAVIT

DATE: November 23, 2020
(enter date affidavit is notarized)

I, ________________, [check one] [ ] applicant [ ] applicant's authorized agent listed in Par. 1(a) below

(enter date affidavit is notarized)

Bernard S. Suchicital, agent, 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

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

In Application No.(s): PCA
(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:

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 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>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trustees of the Zelinger Family Trust dated February 17, 2006</td>
<td>1904 Aubrey Place Ct Vienna, VA 22182</td>
<td>Applicant/Title Owner of Tax Map 28-3 ((19)) 19 and 20</td>
</tr>
<tr>
<td>Melissa E. Zelinger, Sole Surviving Trustee and Beneficiary</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linda A. Lees</td>
<td>9705 Brookhill Lane Vienna, VA 22182</td>
<td>Real Estate Agent/Consultant</td>
</tr>
</tbody>
</table>

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

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

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

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

DATE: November 23, 2020
(enter date affidavit is notarized)

for Application No. (s): PCA
(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>Walsh, Colucci, Lubeley &amp; Walsh, P.C.</td>
<td>2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201</td>
<td>Attorneys/Agents for Applicant</td>
</tr>
<tr>
<td>Agents: Lynne J. Strobel</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M. Catharine Puskar</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Andrew A. Painter</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Robert D. Brant</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Kathryn R. Taylor</td>
<td></td>
<td>Attorney/Agent</td>
</tr>
<tr>
<td>Elizabeth D. Baker</td>
<td></td>
<td>Planner/Agent</td>
</tr>
<tr>
<td>Bernard S. Suchcital</td>
<td></td>
<td>Planner/Agent</td>
</tr>
<tr>
<td>Anna B. Smith</td>
<td></td>
<td>Planner/Agent</td>
</tr>
<tr>
<td>Jordan Land Design LLC</td>
<td>18267 Channel Ridge Court Leesburg, VA 20176</td>
<td>Engineer/Agent</td>
</tr>
<tr>
<td>Agent: David M. Jordan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tree Preservation Consultants, LLC</td>
<td>61 Crickets Lane Linden, VA 22642</td>
<td>Landscape Architect/Agent</td>
</tr>
<tr>
<td>Agent: Brian A. Howard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

DATE: November 23, 2020
(enter date affidavit is notarized)

for Application No. (s): PCA
(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)
Jordan Land Design LLC
18267 Channel Ridge Court
Leesburg, VA 20176

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)
David M. Jordan

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

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

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

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

DATE: November 23, 2020
(enter date affidavit is notarized)

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

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)

<table>
<thead>
<tr>
<th>Name</th>
<th>Shareholder Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wendy A. Alexander</td>
<td></td>
</tr>
<tr>
<td>John H. Foote</td>
<td></td>
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<tr>
<td>Charles E. McWilliams</td>
<td></td>
</tr>
<tr>
<td>Kathleen H. Smith</td>
<td></td>
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<tr>
<td>David J. Bomgardner</td>
<td></td>
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<tr>
<td>H. Mark Goetzman</td>
<td></td>
</tr>
<tr>
<td>Antonia E. Miller</td>
<td></td>
</tr>
<tr>
<td>Lynne J. Strobel</td>
<td></td>
</tr>
<tr>
<td>E. Andrew Burcher</td>
<td></td>
</tr>
<tr>
<td>Bryan H. Guidash</td>
<td></td>
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<tr>
<td>J. Randall Minchew</td>
<td></td>
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<tr>
<td>Erin M. Thiebert</td>
<td></td>
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<tr>
<td>Thomas J. Colucci</td>
<td></td>
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<tr>
<td>Michael J. Kalish</td>
<td></td>
</tr>
<tr>
<td>Andrew A. Painter</td>
<td></td>
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<tr>
<td>Garth M. Wainman</td>
<td></td>
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<tr>
<td>Michael J. Coughlin</td>
<td></td>
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<tr>
<td>Michael R. Kieffer</td>
<td></td>
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<tr>
<td>M. Catharine Puskar</td>
<td></td>
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<tr>
<td>Matthew A. Westover</td>
<td></td>
</tr>
<tr>
<td>Peter M. Dolan, Jr.</td>
<td></td>
</tr>
</tbody>
</table>

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

---

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Tree Preservation Consultants, LLC
61 Crickets Lane
Linden, VA 22642

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)

Brian A. Howard

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

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

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

DATE: November 23, 2020
(enter date affidavit is notarized)

for Application No. (s): PCA
(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)
None

(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.
REZONING AFFIDAVIT

DATE: November 23, 2020
(enter date affidavit is notarized)

for Application No. (s): PCA
(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.

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

DATE: __________________________________________
(enter date affidavit is notarized)

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

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 "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

Bernard S. Suchicital, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23 day of November 2020, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2023

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