



# County of Fairfax, Virginia

## MEMORANDUM

Office of the County Attorney  
Suite 549, 12000 Government Center Parkway  
Fairfax, Virginia 22035-0064  
Phone: (703) 324-2421; Fax: (703) 324-2665  
[www.fairfaxcounty.gov](http://www.fairfaxcounty.gov)

**DATE:** June 12, 2015

**TO:** Michael Van Atta, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Jo Ellen Groves, Paralegal *JEG*  
Office of the County Attorney

**SUBJECT:** **Revised Affidavit**  
Application No.: PCA/FDPA 82-P-015  
Applicant: Yue Wang  
PC Hearing Date: 4/16/15  
BOS Hearing Date: 6/23/15

**REF.:** 127355

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 6/12/15, which bears my initials and is numbered **127355a**, in the **Supplemental Board package**.

Thank you for your cooperation.

Attachment

cc: (w/attach) Domenic Scavuzzo, Planning Technician I (sent via e-mail)  
Zoning Evaluation Division  
Department of Planning and Zoning

# REZONING AFFIDAVIT

DATE: June 12, 2015  
(enter date affidavit is notarized)

I, Yue Wang (Anchor Homes) also known of record as Mike Wang, do hereby state that I am an  
(enter name of applicant or authorized agent)

127355a

(check one)             applicant  
                              applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): CDPA/FDPA/PCA 82-P-015  
(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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Anchor Homes, LLC  Agents: Yue Wang, Member/Manager (also know of record as Mike Wang) Yufeng Zhao, Member/Manager	4124 Walney Road Suite A Chantilly, VA 20151-2937	Applicant/Owner of Tax Map 050-1((22))-lot 22 who granted DPOA  Attorney-in-fact for title owners (see Par 1(a) continued) Agent who granted DPOA
BC Consultants, Inc.  Agents: Peter L. Rinek Dennis D. Dixon	12600 Fair Lakes Circle Suite 100 Fairfax, VA 22033	Engineers/Agent

(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).

**Rezoning Attachment to Par. 1(a)**DATE: June 12, 2015  
(enter date affidavit is notarized)**127355 a**for Application No. (s): CDPA/FDPA/PCA 82-P-015  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Lee Landing Park Homeowners Association Inc. Agent: Timothy Bielawa, President.	PO Box 2172, Merrifield, VA 22116 3020 Hamaker Cr, Ste 300, Fairfax, VA 22031	Owner Tax Map: 050-1-((22))-Parcel A
Sheng Sien Hu & Yu Hua Liu	7635 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 1
Donald E. & Gloria D. Herrity	7633 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 2
Somsri Ketarronrat	7631 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 3
Nestor R. Sol & Marta A. Ventura a/k/a Marta A. Sol	7629 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 4
Hieu Thanh Nguyen	4208 Rose Thickett Lane Fairfax, VA 22030-5566	Owner Tax Map: 050-1-((22))-Lot 5
Sanjit Puri & Sunita Puri	108 Pearl Street Herndon, VA 20170-5167	Owner Tax Map: 050-1-((22))-Lot 6
Nelson Geovanni Ramirez & Oscar A. Ramirez Garcia	7623 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 7
Arlene D. Galang	7621 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 8
Daisy McNeil Spiridopoulos & Charles T. Spiridopoulos, Jr.	7619 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 9
Azadeh Pajouhesh	7617 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 10
Putrus Yousif Al-Jazrawi & Mary Baython	7615 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 11
Hung C. Hoang & Hai T. Le	7613 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 12

(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.

**Rezoning Attachment to Par. 1(a)**DATE: June 12, 2015  
(enter date affidavit is notarized)

127355a

for Application No. (s): CDPA/FDPA/PCA 82-P-015  
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<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Beverly J. Brown a/k/a Beverly J. Brown	7611 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 13
Thuy Hai Vu & Hong Thu Thi Vu	7609 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 14
Karina Sandoval & Jose Luis Nunez-Ruiz	7607 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 15
Rogelio C. & Maria H. Rocha	7605 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 16
Mae Frances Williams & Barbara Stokes	2216 W. 29th Street Los Angeles, CA 90018	Owner Tax Map: 050-1-((22))-Lot 17
Susana Scarlet Sandoval	2947 Rosemary Lane Falls Church, VA 22042-1857	Owner Tax Map: 050-1-((22))-Lot 18
• Jason A Robbins & • Cynthia A. Johnson	47387 Darkhollow Falls Terrace Sterling, VA 20165	• (Former) Owner Tax Map: 050-1-((22))-Lot 19
• Phillip Kardis & • Penny Kardis	7599 Lee Landing Drive, Falls Church, VA 22043	• Owner Tax Map: 050-1-((22))-Lot 19
Kebin Wen & Cindy Chao Peng	7597 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 20
Joanna Eccles	7595 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 21

(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.

**Rezoning Attachment to Par. 1(a)**DATE: June 12, 2015

(enter date affidavit is notarized)

**127355a**for Application No. (s): CDPA/FDPA/PCA 82-P-015  
(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Sheng Sien Hu & Yu Hua Liu	7635 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 1
Donald E. & Gloria D. Herrity	7633 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 2
Somsri Ketarronrat	7631 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 3
Nestor R. Sol & Marta A. Ventura a/k/a Marta A. Sol	7629 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 4
Hieu Thanh Nguyen	4208 Rose Thickett Lane Fairfax, VA 22030-5566	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 5
Sanjit Puri & Sunita Puri	108 Pearl Street Herndon, VA 20170-5167	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 6
Nelson Geovanni Ramirez & Oscar A. Ramirez Garcia	7623 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 7
Arlene D. Galang	7621 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 8
Daisy McNeil Spiridopoulos & Charles T. Spiridopoulos, Jr.	7619 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 9
Azadeh Pajouhesh	7617 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 10
Putrus Yousif Al-Jazrawi & Mary Baython	7615 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 11
Hung C. Hoang & Hai T. Le	7613 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 12
Beverly J. Brown a/k/a Beverley J. Brown	7611 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 13

(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.

**Rezoning Attachment to Par. 1(a)**DATE: June 12, 2015  
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(enter County-assigned application number (s))

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<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Thuy Hai Vu & Hong Thu Thi Vu	7609 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 14
Karina Sandoval & Jose Luis Nunez-Ruiz	7607 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 15
Rogelio C. & Maria H. Rocha	7605 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 16
Mae Frances Williams & Barbara Stokes	2216 W. 29th Street Los Angeles, CA 90018	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 17
Susana Scarlet Sandoval	2947 Rosemary Lane Falls Church, VA 22042-1857	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 18
● Jason A Robbins & ● Cynthia A. Johnson	47387 Darkhollow Falls Terrace Sterling, VA 20165	● (Former) "Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 19
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Joanna Eccles	7595 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 21
Anchor Homes LLC	7593 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 22

(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.

REZONING AFFIDAVIT

DATE: June 12, 2015
(enter date affidavit is notarized)

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for Application No. (s): CDPA/FDPA/PCA 82-P-015
(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)

Anchor Homes, LLC
4124 Walney Road
Suite A
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

Yue Wang (also known of record as Mike Wang) Member/Manager
Yufeng Zhao Member/Manager

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

(check if applicable) [X] 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.

**Rezoning Attachment to Par. 1(b)**

DATE: June 12, 2015  
(enter date affidavit is notarized)

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for Application No. (s): CDPA/FDPA/PCA 82-P-015  
(enter County-assigned application number (s))

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

The BC Consultants, Inc.  
12600 Fair Lakes Circle, Suite 100  
Fairfax, VA 22033

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

James H. Scanlon  
Daniel M Collier

**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)

Lee Landing Park Homeowners Association, Inc.

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

• Timothy Bielawa, President  
• Fabio Omeed Nawzari, Secretary

• *Brian Sinclair, Secretary (former) X.W.*

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

• *Information updated since the printing of the 3/31/15 Staff Report.*

REZONING AFFIDAVIT

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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.

**REZONING AFFIDAVIT**

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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

127355a

DATE: June 12, 2015
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for Application No. (s): CDPA/FDPA/PCA 82-P-015
(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:

[Handwritten signature]

(check one)

[x] Applicant

[ ] Applicant's Authorized Agent

Yue Wang (also known of record as Mike Wang)

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

Subscribed and sworn to before me this 12th day of June 2015, in the State/Comm. of Virginia, County/City of Fairfax.

[Handwritten signature]
Notary Public

My commission expires: 11/15/2019

