DATE: April 29, 2021

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Affidavit
Application No.: SE 2021-SU-003
Applicant: Camp David Dog Resort & Day Care, Inc.
PC Hearing Date: 7/14/21
BOS Hearing Date:

REF.: 161795

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 4/26/21, which bears my initials and is numbered 161795, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Julia Nichols, Planning Technician 1 (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning
**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

<table>
<thead>
<tr>
<th><strong>APPLICANT</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NAME</strong></td>
<td>Camp David Dog Resort &amp; Day Care, Inc.</td>
</tr>
<tr>
<td><strong>MAILING ADDRESS</strong></td>
<td>13806 Redskin Dr., Herndon, VA 20171</td>
</tr>
<tr>
<td>PHONE HOME</td>
<td></td>
</tr>
<tr>
<td>PHONE WORK</td>
<td>(703) 466-5100</td>
</tr>
<tr>
<td>PHONE MOBILE</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PROPERTY INFORMATION</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY ADDRESS</strong></td>
<td>13806 Redskin Dr., Herndon, VA 20171</td>
</tr>
<tr>
<td><strong>TAX MAP NO.</strong></td>
<td>024-2-01-0014C</td>
</tr>
<tr>
<td><strong>SIZE (ACRES/SQ FT)</strong></td>
<td>9632 sq ft</td>
</tr>
<tr>
<td><strong>ZONING DISTRICT</strong></td>
<td>I-5</td>
</tr>
<tr>
<td><strong>MAGISTERIAL DISTRICT</strong></td>
<td>SULLY DISTRICT</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SPECIAL EXCEPTION REQUEST INFORMATION</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>ZONING ORDINANCE SECTION</strong></td>
<td>Section 5-304(5)(I)</td>
</tr>
<tr>
<td><strong>PROPOSED USE</strong></td>
<td>Kennel, Outdoor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>AGENT/CONTACT INFORMATION</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NAME</strong></td>
<td>Richard H. Nguyen, Esq.</td>
</tr>
<tr>
<td><strong>MAILING ADDRESS</strong></td>
<td>6051-E Arlington Blvd. Suite 101, Falls Church, VA 22044</td>
</tr>
<tr>
<td>PHONE NUMBER HOME</td>
<td></td>
</tr>
<tr>
<td>PHONE NUMBER WORK</td>
<td>(703) 534-0805</td>
</tr>
<tr>
<td>PHONE NUMBER MOBILE</td>
<td></td>
</tr>
</tbody>
</table>

**MAILING**

Send all correspondence to (check one):  
- [ ] Applicant  
- [X] 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.

Richard H. Nguyen

**TYPE/PRINT NAME OF APPLICANT/AGENT**  

**SIGNATURE OF APPLICANT/AGENT**

DO NOT WRITE IN THIS SPACE

Date application accepted: **3/10/2021**  
Application Fee Paid: **$10,375.00**
SPECIAL EXCEPTION AFFIDAVIT

DATE: April 26, 2021

I, Mark P. Friedlander, Jr., do hereby state that I am an applicant's authorized agent listed in Par. 1(a) below

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

in Application No.(s): SE 2021-SU-003

(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.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camp David Dog Resort &amp; Day Care, Inc. Agent: Al Shookh</td>
<td>13806 Redskin Dr. Herndon, VA 20171</td>
<td>Applicant/Lessee</td>
</tr>
<tr>
<td>Friedlander &amp; Friedlander, P.C. Attorney: Mark P. Friedlander, Jr.</td>
<td>1364 Beverly Rd. #201 McLean, VA 22101</td>
<td>Attorney/Agent for Applicant</td>
</tr>
<tr>
<td>Towerview No. 10, LLC Agent: Robert M. Mitchell</td>
<td>124 Park St., SE, Suite 201, Vienna, VA 22180</td>
<td>Title Owner/Lessor</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-I Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: April 26, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-SU-003
(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)
Camp David Dog Resort & Day Care, Inc.
13806 Redskin Dr.
Herndon, VA 20171

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)

Al Shookh

(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 Attachment to Par. 1(b)

DATE: April 26, 2021

for Application No. (s): SE 2021-SU-003

NAME & ADDRESS OF CORPORATION: Towerview No. 10, LLC
124 Park St. SE, Suite 201
Vienna, VA 22180

DESCRIPTION OF CORPORATION: There are 10 or less shareholders, and all of the shareholders are listed below.

NAMES OF THE SHAREHOLDERS:
Robert W. Mitchell, III

NAME & ADDRESS OF CORPORATION: Friedlander & Friedlander P.C.
1364 Beverly Rd. #201
McLean, VA

DESCRIPTION OF CORPORATION: There are 10 or less shareholders, and all of the shareholders are listed below.

NAMES OF THE SHAREHOLDERS:
Mark P. Friedlander, Jr.
Jerome P. Friedlander, II.

(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: April 26, 2021
(enter date affidavit is notarized)

for Application No. (s): SE 2021-SU-003
(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)

(enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(enter County-assigned application number(s))

*** 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.

(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.

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

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

DATE: April 26, 2021

(enter date affidavit is notarized)

for Application No. (s): SE 2021-SU-003

(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: April 26, 2021

Page Five

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 hearing. 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:

Mark P. Friedlander, Jr., Attorney
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of April 2021, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10-21-2022

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