

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: John H. Thillmann Daytime Phone: 703-998-5200
 Address: Landmark Atlantic, 2700 South Nelson Street (Cell 703-927-2017)
Arlington, VA 22206

Nominator E-mail Address: jhtcav@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) See attached for signatures (power of attorney) and certified receipt numbers

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Scott M Herrick, President, Fairfax Development Corp and Managing member, Villa Associates (signature attached)

THIS BOX FOR STAFF USE ONLY

Date Received: 9/15/09

Date Accepted: 10-8-09 ARR

Planning District: _____

Special Area: _____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district(s): Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 18

Total aggregate size of all nominated parcels (in acres and square feet): 10.09 acres 439,520 square feet
9.62 acres 419,047.2 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) Yes No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Area IV Suburban Neighborhood Areas between Hybla Valley/Gum Springs and South County Center CBS (see figure) found on pages 52 through 55.

b. CURRENT PLAN MAP RECOMMENDATION: Mixed use, residential 25 du/ac, and office/retail, RESIDENTIAL 2-3 DU/AC

c. CURRENT ZONING DESIGNATION: R-3 and PDH-30

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Residential 12 to 16 du/ac

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Conventional townhouse (18x36, 20x36, 22x36); front and rear loaded, 35 feet high

f. NON-RESIDENTIAL: Check the appropriate use Office Retail Government/Institutional
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: _____ TOTAL Gross Square Feet: _____

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	100%	
TOTAL	100%	

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots) 5 - 8 du/ac
- .2 - .5 du/ac (2-5 acre lots) 8 - 12 du/ac
- .5 - 1 du/ac (1 - 2 acre lots) 12 - 16 du/ac
- 1 - 2 du/ac 16 - 20 du/ac
- 2 - 3 du/ac 20+ (specify 10 unit density range)
- 3 - 4 du/ac _____
- 4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse	18 121	see above	217,697
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:	18 121		217,697

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between August 3, 2009 and September 16, 2009 to:



Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

Specific Information Table

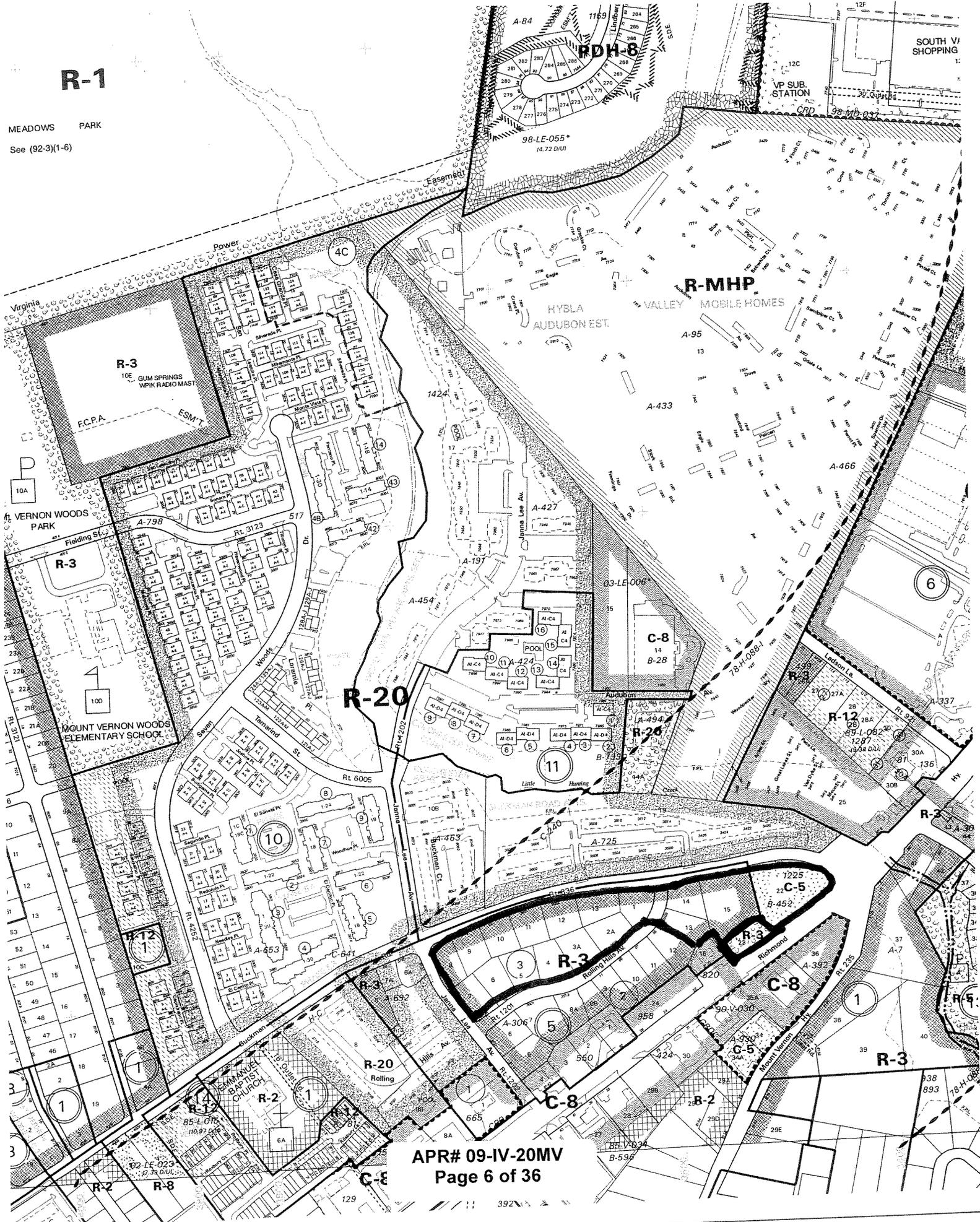
					Signature of Owner or
<u>Tax Map Number</u>	<u>Name of Property Owner</u>	<u>Street Address of Parcel</u>	<u>Mailing Address of Owner</u>	<u>Parcel Size in Acres</u>	<u>Certified Receipt Number</u>
101-2-01-0022	Dr. E. John Schrenzel	3419 Buckman Rd	7627 Richmond Highway Alexandria, VA 22306	1.46	7007 0710 0003 8931 7227
101-2-05-02-0015	American Legion Post 177 Inc.	3427 Buckman Rd	3939 Oak Street Fairfax, VA 22030	1.26	7007 0710 0003 8931 7234
101-2-01-0023	VDOT	VDOT Lot		0.47	n/a
101-2-05-02-0013	Landmark Property Development	3503 Rolling Hills Ave	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-02-0014	Fairfax Development Corp	3431 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-03-0001	Villa Associates, LLC	3501 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-03-0013	Daniel J. and Kimberly Anderson-Gunia	3505 Buckman Rd	6720 Yates Ford Road Manassas, VA 20111	0.46	7007 0710 0003 8931 7258
101-2-05-03-0002A	Shirley L. and Sylvester L. Hackworth	3508 Rolling Hills Ave	350 Academy St Tahlequah, OK 74464	0.45	7007 0710 0003 8931 7265
101-2-05-03-0012	Villa Associates, LLC	3509 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition
101-2-05-03-0003A	Hung H.Kim and Myong O. Kim	3512 Rolling Hills Ave	7315 Leesville Blvd Springfield, VA 22151	0.47	7007 0710 0003 8931 7272
101-2-05-03-0004	Thuan Thuc Jones	3514 Rolling Hills Ave	15411 Eagle Tavern Ln Centreville, VA 20120	0.46	7007 0710 0003 8931 7289
101-2-05-03-0011	Steven P. and Lesa K. Crane	3601 Buckman Rd	3601 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7296
101-2-05-03-0005	Albert and Renee Bryant	3600 Rolling Hills Ave	3600 Rolling Hills Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7302
101-2-05-03-0010	Robert E. McComb and Kathleen J. McComb	3605 Buckman Rd	3605 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7319
101-2-05-03-0009	Gonzalo J. and Alma C. Baya	3609 Buckman Rd	3609 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7326
101-2-05-03-0006	Richard Labbe	3602 Rolling Hills Ave	3602 Rolling Hills Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7333
101-2-05-03-0007	Nelson Bermudez and Rosa Nely Velasquez	3604 Rolling Hills Ave	3853 El Camino Place Alexandria, VA 22309	0.46	7007 0710 0003 8931 7241
101-2-05-03-0008	Ernest A. Thielke and Hiroko O. Thielke	8101 Janna Lee Ave	8101 Janna Lee Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7340

Specific Information Table

					Signature of Owner or
<u>Tax Map Number</u>	<u>Name of Property Owner</u>	<u>Street Address of Parcel</u>	<u>Mailing Address of Owner</u>	<u>Parcel Size in Acres</u>	<u>Certified Receipt Number</u>
101-2-01-0022	Dr. E. John Schrenzel	3419 Buckman Rd	7627 Richmond Highway Alexandria, VA 22306	1.46	7007 0710 0003 8931 7227 <i>Petition ✓</i>
101-2-05-02-0015	American Legion Post 177 Inc.	3427 Buckman Rd	3939 Oak Street Fairfax, VA 22030	1.26	7007 0710 0003 8931 7234 <i>Petition ✓</i>
101-2-01-0023	VDOT	VDOT Lot		0.47	n/a <i>No</i>
101-2-05-02-0013	Landmark Property Development	3503 Rolling Hills Ave	2700 S. Nelson St Arlington, VA 22206	0.46	see petition <i>Petition ✓</i>
101-2-05-02-0014	Fairfax Development Corp	3431 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition <i>Petition ✓</i>
101-2-05-03-0001	Villa Associates, LLC	3501 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition <i>Petition ✓</i>
101-2-05-03-0013	Daniel J. and Kimberly Anderson-Gunia	3505 Buckman Rd	6720 Yates Ford Road Manassas, VA 20111	0.46	7007 0710 0003 8931 7258 <i>Petition ✓</i>
101-2-05-03-0002A	Shirley L. and Sylvester L. Hackworth	3508 Rolling Hills Ave	350 Academy St Tahlequah, OK 74464	0.45	7007 0710 0003 8931 7265 <i>Petition ✓</i>
101-2-05-03-0012	Villa Associates, LLC	3509 Buckman Rd	2700 S. Nelson St Arlington, VA 22206	0.46	see petition <i>Petition ✓</i>
101-2-05-03-0003A	Hung H. Kim and Myong O. Kim	3512 Rolling Hills Ave	7315 Leesville Blvd Springfield, VA 22151	0.47	7007 0710 0003 8931 7272 <i>Petition ✓</i>
101-2-05-03-0004	Thuan Thuc Jones	3514 Rolling Hills Ave	15411 Eagle Tavern Ln Centreville, VA 20120	0.46	7007 0710 0003 8931 7289 <i>Petition ✓</i>
101-2-05-03-0011	Steven P. and Lesa K. Crane	3601 Buckman Rd	3601 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7296 <i>Petition ✓</i>
101-2-05-03-0005	Albert and Renee Bryant	3600 Rolling Hills Ave	3600 Rolling Hills Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7302 <i>No</i>
101-2-05-03-0010	Robert E. McComb and Kathleen J. McComb	3605 Buckman Rd	3605 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7319 <i>Petition ✓</i>
101-2-05-03-0009	Gonzalo J. and Alma C. Baya	3609 Buckman Rd	3609 Buckman Rd Alexandria, VA 22309	0.46	7007 0710 0003 8931 7326 <i>Petition ✓</i>
101-2-05-03-0006	Richard Labbe	3602 Rolling Hills Ave	3602 Rolling Hills Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7333 <i>Petition ✓</i>
101-2-05-03-0007	Nelson Bermudez and Rosa Nely Velasquez	3604 Rolling Hills Ave	3853 El Camino Place Alexandria, VA 22309	0.46	7007 0710 0003 8931 7241 <i>No</i>
101-2-05-03-0008	Ernest A. Thielke and Hiroko O. Thielke	8101 Janna Lee Ave	8101 Janna Lee Ave Alexandria, VA 22309	0.46	7007 0710 0003 8931 7340 <i>Petition ✓</i>

R-1

MEADOWS PARK
See (92-3)(1-6)



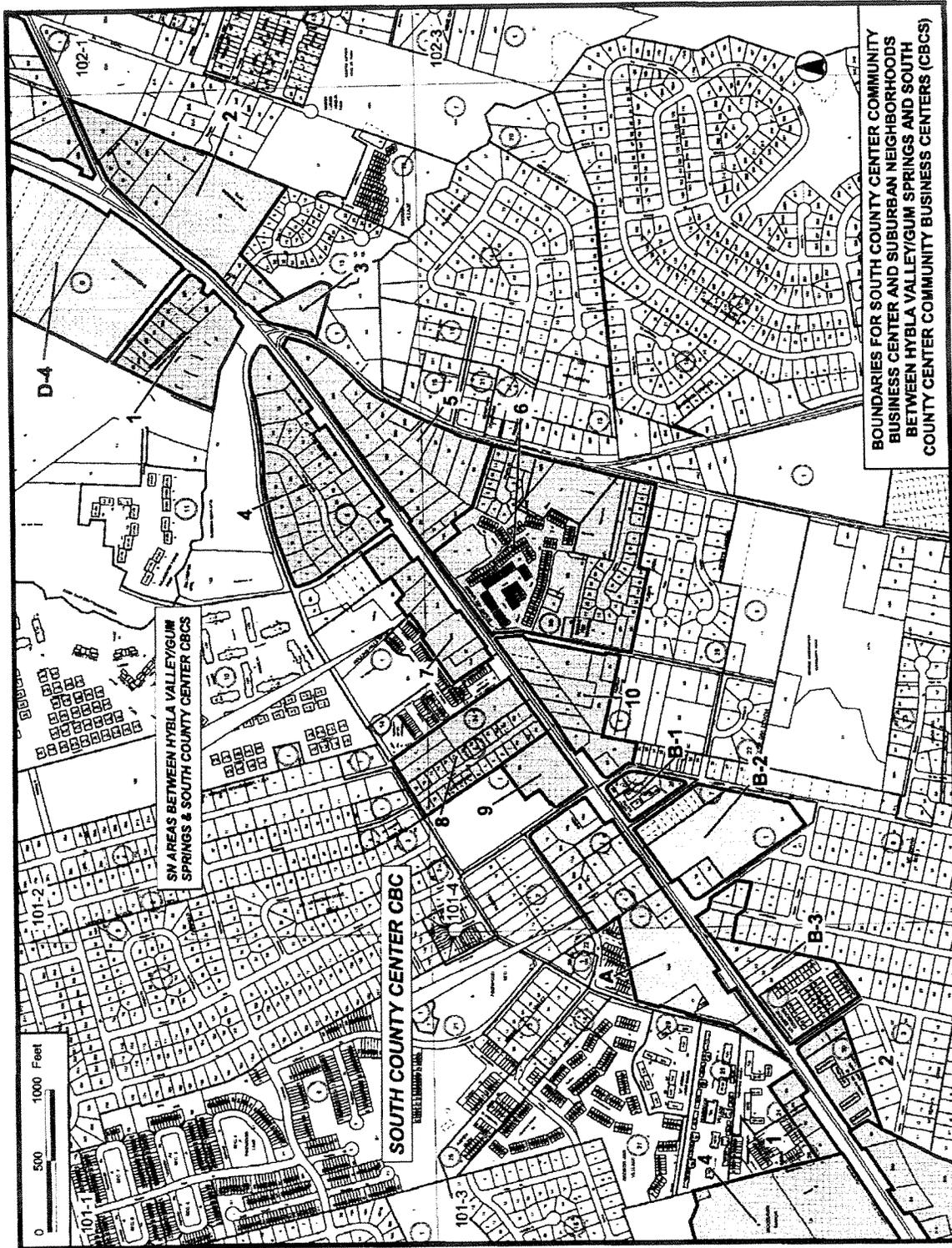


FIGURE 11

Statement of Justification Plan Amendment
Area IV Suburban Neighborhood between Hybla Valley/Gum Springs and South County
Center CBCS

Area of Proposed Amendment:

The lots in an area roughly bound by Buckman Rd on the West Rolling Hills Ave on the East and Janna Lee Ave on the South and an area of four lots with Buckman Rd on the West and Richmond Highway up to the VDOT owned parcel on the East are proposed for residential development of town homes with an overall density of 12.0 dwelling units per acre. This unit type and density was what the County's Comprehensive Plan recommended for over 20 years until the Amendment of 2005. Subsequently it has been zoned to PDH-30.

Type of development envisioned:

The existing Comprehensive Plan language for this site is to allow residential development of up to 25 dwelling units per acre thereby forcing a mid and high rise multifamily development layout with underground parking. While at one point near the end of the runaway residential market (both in Northern Virginia and Nationwide) was falsely supporting such development types and densities, it soon became apparent that such a market was fueled by speculative investment and not by a conventional long term home ownership focus. In the most precipitous collapse of the financial system of the 20th Century since the 1929 banking collapse and subsequent depression, a complete reevaluation of development schemes became necessary. The new reality in real estate is one having a the traditional approach of home ownership and value in community development.

Traditional approaches that have served the Northern Virginia market and more specifically the Richmond Highway Corridor well have been single family home ownership focused with the home of choice being townhouses. This residential development approach utilizes land in such a way as to allow for appropriate neighborhood consolidation and it encourages revitalization, redevelopment and renewal of the corridor with more new homes albeit on smaller lots but with higher values. The traditional townhouse is also both more family friendly having private open space and it is a more expensive dwelling than a multi family condominium unit. In addition and very importantly new townhouses also bring in owners with additional buying power to the residential base thus facilitating the overall renewal of the retail sector of the Richmond Highway corridor. This is one of the Counties primary land use goals.

Problems posed by the existing plan language:

Phasing:

The current overly directive and specific plan language on phasing requiring that the non residential development along Richmond Highway to develop first if not changed would kill any conventional residential townhouse development opportunities because there is no market for non residential office uses and retail with underground parking. The costs are way out of line and there is no market—Fairfax County currently has 15,000,000 sq ft of office buildings vacant in

much better locations. In our current and likely future financial, business and real estate environment such a use unless changed to a surface parked use is never going to be built. Therefore, the first bullet under #4 must be removed.

Design:

Because the proposed plan is to develop this area in conventional town houses the 4th bullet under “Design” that requires a mix of building types including mid rise structures will be in direct conflict with the concept of a townhouse community. So the requirement for a mix of housing types must be deleted.

Open-space:

The following (5th) bullet that begins Useable, well landscaped open space is provided throughout the site was required under a multi family mid and high rise development scheme where no private open space was provided. The townhouse development scheme will allow for private open space and some public open spaces. This bullet must be modified.

Trees:

Under “Environment” we know that there will need to be significant site development and elevation changes to correct facilitate drainage utilities which makes the retention of any existing trees problematic. If we add language to the plan when we know in advance that it is unlikely to be possible, we are doing a disservice to both the Comprehensive Plan and the public process. Indeed the approved rezoning Development Plan did not save any on site trees because of the need for grading etc.

Parks & Recreation:

In the “Parks and Recreation” section there is a paragraph on providing acreages or money for park space in this area. The situation has changed in this area. There is a new park/open-space area that has been added to the inventory since the earlier Plan Amendment. That area was a formerly unused school site on Buckman Road South of this proposed development. In addition, giving up almost 30% of the site for a park is not possible and certainly not needed now that the previously unavailable site is now permanent open space. Single family townhouses will inevitably have some private open space as well integrated play areas.

Transportation:

In the section labeled as “Transportation and Pedestrian Circulation” in the first bullet the second sentence states that If right of way for an interchange is not provided, Richmond highway should be improved to a six-lane divided highway with a raised median between Janna Lee Ave and Buckman Road. The problem with this requirement is that there is not be sufficient right of way for a full grade separated interchange therefore this first statement is disingenuous—as a grade separated interchange would require the greater portion of the site, secondly the development of this townhouse project with all of its other public expectations doesn’t provide for the funding needed to widen Richmond Highway with a raised median. If this full grade separated interchange requirement stays in the Plan then no redevelopment will ever occur on this land bay along Richmond Highway.

Proposed Plan Language:

The Comprehensive Plan language we propose is to allow as an option for the area bounded by Buckman Rd, Janna Lee Ave, Rolling Hills Ave and the four lots in the area bounded by Rolling Hills and along Buckman Road to the Richmond Highway totaling approximately 9.6 acres. The area is planned for Residential single family town homes at a density of 12 to 14 dwelling units per acre in accordance with Appendix 8 of the land use section of the Policy Plan "Guidelines for Neighborhood Redevelopment," and all of the following conditions are met:

Phasing and Land Use:

The town-homes project may be phased over the 9.62 acre area. It is suggested that the first development phase be for that area formed by the four parcels within the Buckman Road and Richmond Highway and Janna Lee triangle. The right-of-way for turn lanes and right-of-way for Richmond highway should be provided at this time along the property frontage.

Design:

Complete parcel consolidation is desired. If total consolidation is not achieved, the development plan should demonstrate how the unconsolidated parcels could be integrated within the project at a later date.

The elements contained in the Urban Design Recommendations for the Richmond Highway Corridor should be incorporated.

Open space should be well landscaped and incorporated wherever possible.

Any town-homes should be designed such they include doors, windows, and balconies in front and rear elevations that face Buckman Rd., Rolling Hills Ave or Richmond Highway to ensure that they present an attractive elevation.

Environment:

Outdoor residential development shall mitigate all portions of the site in either private or public open space with noise exposures exceeding DNL 65 dBA. Noise mitigation structures if appropriately done with good design and appearance should be used for those areas where the noise exposure exceeds DNL 65 dBA.

Parks and Recreation:

The park at Pinewood Lake Section one former elementary school site has been added to the open space inventory of this area recently. Appropriate neighborhood park recreation facilities should be added to the inventory with the park and recreation funds generated from this development and additional funds may be dedicated to the Park Authority for off site recreation facilities in this area.

Transportation and Pedestrian Circulation:

Capacity issues associated with the Buckman Road/Richmond Highway intersection are resolved with the dedication of the right of way for an intersection. Richmond highway should eventually be improved to a six-lane divided highway between Buckman Road and Janna Lee Ave.

Primary access is provided via Rolling Hills Avenue.

Janna Lee Ave between Buckman Rd and Rolling Hills Ave should be improved.

Provide continuous sidewalks and trails within the development. Where possible and within the Richmond Highway right-of-way off site to this development a trail should be desired along Richmond Highway and a contribution to its construction would be appropriate.

An effective Transportation Demand Management (TDM) program applicable to residential uses is desired. Measures may include encouraging telework from home, purchasing carpool matching services, providing bus shelters. The program should be monitored periodically by the Home Owners Association.

Richard L. Labbe
Eastwood Properties
3050 Change Bridge Rd.
Suite 103
Fairfax VA 22030

September 11, 2009

Fairfax County DPZ
Comprehensive Planning Division
7th Floor Herrity Building
Government Center Parkway
Fairfax, VA 22035

Re: APR 2009 Application to amend the Comprehensive Plan (properties between Buckman Rd, and Rolling Hills Ave to Janna Lee Ave. and between Buckman Rd and Richmond Highway and Rolling Hills Ave)

To Whom it may Concern:

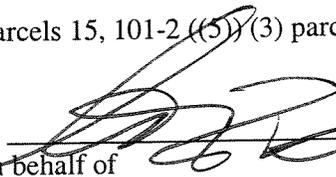
This letter is to convey that I am the holder of powers of Attorney for 75% of the parcels that are in this assemblage for a plan amendment application. In addition, I have also sent every property owner of each parcel a certified letter. The powers of attorney are enclosed, as well as a filled out "Specific Information Table" with the certified receipt number from each letter as well.

Therefore, please accept this letter and attached powers of attorney as the petition for assemblage and plan amendment.

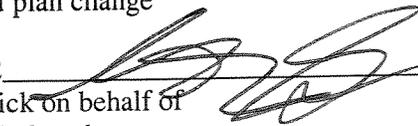
The Lots for petition are:

101-2 ((1)) 22; 101-2 ((5)) (2) parcels 15, 101-2 ((5)) (3) parcels 2A, 3A 4, 6 (owned by Richard L Labbe), 8, 9, 10, 11, 13

101-2 ((5)) (2) parcel 13 and 14
Scott Herrick on behalf of
Petition for the assemblage and plan change

 Landmark Property Development LLC
and Fairfax Development Corp

101-2 ((5)) (3) parcel 1 and 12
Scott M. Herrick on behalf of
Petition for the assemblage and plan change

 Villa Associates, LLC

Sincerely



Richard L. Labbe
Eastwood Properties

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 23rd day of May, 2005, by and between E. JOHN SCHRENZEL ("Grantor"), having an address of 7627 Richmond Highway, Alexandria, Virginia, 22306, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 103, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-01-22, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. related to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, E. John Schrenzel, has caused this Power of Attorney to be executed this 23rd day of May, 2005.

Date: May 23 2005

Name: E. John Schrenzel
E. John Schrenzel

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 23rd day of May, 2005, by E. John Schrenzel.

Margaret A. Balt
Notary Public

My Commission Expires: 3-31-06

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 10th day of July, 2005, by and between FAIRFAX DEVELOPMENT CORPORATION, a Virginia corporation, (collectively "Grantor"), having an address of 2700 South Nelson Street, Arlington, VA 22206, and LANDMARK PROPERTIES DEVELOPMENT, LLC (the "Grantee"), having an address of 2700 South Nelson Street, Arlington, VA 22206..

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-14, (the "Subject Property").
- B. Grantee, Landmark Properties Development, LLC, is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Scott M. Herrick, has caused this Power of Attorney to be executed this 10th day of July, 2005.

Date: 7-10-05

Name: [Signature]
Scott M. Herrick, President
Fairfax Development Corporation

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 10th day of July, 2005, by Scott M. Herrick.

[Signature]
Notary Public

My Commission Expires: 3-31-06

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the _____ day of May, 2005, by and between AMERICAN LEGION POST 177, INC., DEPT. O (collectively "Grantor"), having an address of 3939 Oak St., Fairfax, Virginia, 22030, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 103, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-2-15, (the "Subject Property").
B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, MICHAEL E. WHEELER, PRES., has caused this Power of Attorney to be executed this 1st day of July, 2005.

Date: 7/1/2005

Name: [Signature]

Its: [Signature]

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 1st day of July, 2005, by Michael E. Wheeler, Pres.

My Commission Expires: Sept 30, 2006 [Signature] Notary Public

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 16th day of July, 2005, by and between VILLA ASSOCIATES, LLC, a Virginia limited liability company, (collectively "Grantor"), having an address of 2700 South Nelson Street, Arlington, VA 22206, and LANDMARK PROPERTIES DEVELOPMENT, LLC (the "Grantee"), having an address of 2700 South Nelson Street, Arlington, VA 22206.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-01 and 12, (the "Subject Property").
- B. Grantee, Landmark Properties Development, LLC, is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Scott M. Herrick, has caused this Power of Attorney to be executed this 10th day of July, 2005.

Date: 7-10-05

Name: [Signature]
Scott M. Herrick, Managing Member
VILLA ASSOCIATES, LLC

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 10th day of July, 2005, by Scott M. Herrick.

[Signature]
Notary Public

My Commission Expires: 3-31-06

VillaAssoc.POA

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 9th day of March, 2003, by and between SHIRLEY L. HACKWORTH and SYLVESTER L. HACKWORTH (collectively "Grantor"), having an address of 3508 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-02A, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, ^{SA} _____, has caused this Power of Attorney to be executed this ~~8~~ 9 day of March, 2003.

Date: 9 Mar 03 Name: Shirley L Hackworth
Shirley L. Hackworth

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 9th day of March, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 9th day of March, 2003.

Date: 09 MAR 03 Name: [Signature]

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 9th day of March, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 11th day of November, 2003, by and between HUNG H. KIM and MYONG O. KIM (collectively "Grantor"), having an address of 3512 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-03A, (the "Subject Property").
B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

IN WITNESS WHEREOF, HUNG H. KIM, has caused this Power of Attorney to be executed this 11th day of November, 2003.

Date: 11-11-03

Name: Hung H. Kim

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 11th day of November, 2003, by My Commission Expires: 3-31-06. Margaret A. Bott, Notary Public

IN WITNESS WHEREOF, MYONG O. KIM, has caused this Power of Attorney to be executed this 11th day of November, 2003.

Date: 11-11-03

Name: Myong O. Kim

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 11th day of November, 2003, by My Commission Expires: 3-31-06. Margaret A. Bott, Notary Public

POWER OF ATTORNEY

TJ THIS POWER OF ATTORNEY, made and entered into effective the 17th day of ~~February~~ March, 2003, by and between THUAN THUC JONES (collectively "Grantor"), having an address of 3514 Rolling Hills Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-04, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, 17th day of March, 2003, has caused this Power of Attorney to be executed this

Date: 03-15-2003

Name: Thuan Thuc Jones
Thuan Thuc Jones

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 17th day of March, 2003, by

[Signature]
Notary Public

My Commission Expires: Jan 31, 04

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the _____ day of October, 2003, by and between ERNEST A. THIELKE and HIROKO O. THIELKE (collectively "Grantor"), having an address of 8101 Janna Lee Ave., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-08, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, ERNEST A. THIELKE, has caused this Power of Attorney to be executed this 19th day of October, 2003.

Date: 19 Oct 2003

Name: Ernest A Thielke

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 19 day of October, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

IN WITNESS WHEREOF, HIROKO O. THIELKE, has caused this Power of Attorney to be executed this 19 day of October, 2003.

Date: Oct 19, 2003

Name: Hiroko O. Thielke

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 19 day of October, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the _____ day of July, 2003, by and between GONZALO J. BAYA and ALMA B. CARO (collectively "Grantor"), having an address of 3609 Buckman Rd., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-09, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, Gonzalo J. Baya, has caused this Power of Attorney to be executed this 25 day of July, 2003.

Date: 7-25-03

Name: Gonzalo Baya

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 25th day of July, 2003, by

Margaret A. Bolt
Notary Public

My Commission Expires: 31 March 2006

IN WITNESS WHEREOF, Alma B. Caro, has caused this Power of Attorney to be executed this 25 day of July, 2003.

Date: 7-25-03

Name: Alma B. Caro

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 25th day of July, 2003, by

Margaret A. Bolt
Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 14TH day of January, 2004, by and between ROBERT EUGENE MCCOMB and KATHLEEN J. MCCOMB (collectively "Grantor"), having an address of 3605 Buckman Rd., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-10, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 14th day of January, 2004.

Date: 1-14-04

Name: Robert E. McComb

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 14th day of January, 2004, by

Margaret A. Belt
Notary Public

My Commission Expires: 3-31-06

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 14th day of January, 2004.

Date: 1-14-04

Name: Kathleen J. McComb

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 14th day of January, 2004, by

Margaret A. Belt
Notary Public

My Commission Expires: 3-31-06

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the day of February, 2003, by and between STEVEN P. CRANE and LESA K. CRANE (collectively "Grantor"), having an address of 3601 Buckman Rd., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-11, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF,
Attorney to be executed this 13th day of March, 2003.

Date: 3/13/03

Name: STP Lane

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 13th day of March, 2003, by

Margaret A. Bott
Notary Public

My Commission Expires: 31 March 2006

IN WITNESS WHEREOF,
Attorney to be executed this 13 day of March, 2003.

Date: 3/13/03

Name: Lisa K. Crane, FSA

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 13 day of March, 2003, by

Margaret A. Bott
Notary Public

My Commission Expires: 31 March 2006

POWER OF ATTORNEY

THIS POWER OF ATTORNEY, made and entered into effective the 9th day of March, 2003, by and between DANIEL J. GUNIA and KIMBERLY ANDERSON-GUNIA (collectively "Grantor"), having an address of 3505 Buckman Rd., Alexandria, Virginia, 22309, and EASTWOOD PROPERTIES, INC., a Virginia corporation (the "Grantee"), having an address of 3050 Chain Bridge Road, Suite 305, Fairfax, VA 22030.

RECITALS:

- A. Grantor is the title owner of the Property identified among the Fairfax County Tax Map Records as: 101-2-5-3-13, (the "Subject Property").
- B. Grantee, Eastwood Properties, Inc., is the applicant for the rezoning of the Subject Property.
- C. Grantor has agreed to grant this Power of Attorney in accordance with the following terms and conditions.

GRANT

In Consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby makes, constitutes, and appoints Grantee, as Grantor's true and lawful Attorney-in-Fact, and in his name, place and stead giving unto the Attorney-in-Fact, full power and authority to make application for the rezoning of the subject property and other applications, waivers, variances, Special Exceptions, etc. solely as relates to the Subject Property, and to execute and deliver any affidavits, proffers and other documents which are necessary and appropriate in connection with the above-referenced applications and for no other purpose.

It is recognized that Grantor's proprietary interest shall not be affected in any way by the granting of said Power of Attorney herein.

This Power of Attorney is intended to be irrevocable and shall not terminate upon Grantor's disability, disqualification or other incapacity.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 9th day of March, 2003.

Date: 3/9/03

Name: [Signature]

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 9th day of 3/9/03, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

IN WITNESS WHEREOF, _____, has caused this Power of Attorney to be executed this 9th day of March, 2003.

Date: 3/9/2003

Name: [Signature]

STATE OF VIRGINIA :
COUNTY OF FAIRFAX : to-wit

The foregoing instrument was acknowledged before me this 9th day of March, 2003, by

Margaret A. Belt
Notary Public

My Commission Expires: 31 March 2006

Rybold, Kimberly M.

From: Rybold, Kimberly M.
Sent: Thursday, October 15, 2009 12:17 PM
To: John H. Thillmann (jhtcav@aol.com)
Subject: 2009-2010 South County APR Nomination PC 2009-006

John Thillmann
 Landmark Atlantic
 2700 South Nelson Street
 Arlington, VA 22206

RE: South County APR Nomination: 10.09 acres in the Woodlawn (MV8) Community Planning Sector

Dear Mr. Thillmann:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC 2009-006, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *2009-2010 South County Area Plans Review Guide* and have the following concerns:

- In Part 2: General Information, you have listed the total size of the nominated area as 9.62 acres. Tax map records indicate that the total size of the nominated parcels is 10.09 acres, or 439,520 square feet.
- In Part 4b: Current Plan Map Recommendation, you have listed mixed use, residential use at 25 dwelling units per acre, and office/retail as the Plan map recommendation for the nominated area. This corresponds to the Plan text for the nominated area; however, the Plan map recommendation for the nominated area is mixed use and residential use at 2-3 dwelling units per acre.
- In Part 4h: Residential Component, you have proposed 118 townhouse units at a density of 12-16 dwelling units per acre (du/ac). However, 118 units on 10.09 acres results in an average density of 11.69 du/ac. Please indicate whether you would like to nominate a density range 8-12 du/ac or increase the number of residential units to fall within the 12-16 du/ac range.

Please respond to this email and indicate that you wish to accept the suggested clarifications as suggested for Part 2 and Part 4b, and provide the additional information requested for Part 4h.

This information should be provided to the Department of Planning and Zoning as soon as possible. Failure to do so by October 29, 2009 may cause the nomination to be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at kimberly.rybold@fairfaxcounty.gov.

**APR# 09-IV-20MV
 Page 34 of 36**

Sincerely,

Kimberly M. Rybold

Fairfax County Department of Planning & Zoning

Planning Division

12055 Government Center Pkwy, Suite 730

Fairfax, Virginia 22035

703.324.1380 (office)

703.324.3056 (fax)

Rybold, Kimberly M.

From: John Thillmann [jhtcav@aol.com]
Sent: Tuesday, October 27, 2009 10:49 AM
To: Rybold, Kimberly M.
Subject: South County APR PC 2009-006
Follow Up Flag: Follow up
Flag Status: Red
Categories: SC APR

Hello Kimberley:

This email is in response tot he email you sent me on 10/15/09 and to answer your questions relative to the South County APR nomination I submitted. There were three bullets you wished me to clarify in the email you sent me.

The first (part 2) was a correction on the acreage and I accept your correction.

The second (Part 4b) was describing the density of the plan and I agree that the plan map is what it is and that the plan text is also what it is.

The third (part 4h) was on the density range. I'd like the 12 to 16 range believing that we will be right at 12 to the acre or perhaps just under.

Thanks for pointing out the corrections.

Best,
John Thillmann