

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: ANTH MINTH TRAN Daytime Phone: 703-218-9876
 Address: THO THI NGUYEN
4407 SAN CARLOS DR
FAIRFAX VA 22030
 Nominator E-mail Address: anttran@mris.com

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

[Handwritten Signature]

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.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

THIS BOX FOR STAFF USE ONLY

Date Received: 9/11/09
 Date Accepted: 9-25-09 *WR*
 Planning District: MV
 Special Area: _____

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: _____

Total aggregate size of all nominated parcels (in acres and square feet): _____ acres _____ 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: _____ see attached

b. CURRENT PLAN MAP RECOMMENDATION: 2-3 DU-AC

c. CURRENT ZONING DESIGNATION: C-8+ R3

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). Retail

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?) 40 X 50 = 2,000 SF FLAT BUILDING WITH 50 PARKING SPACES

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: 40 X 50 TOTAL Gross Square Feet: 2,000

Categories	Percent of Total FAR	Square feet
Office		
Retail	17.092%	2,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	2,000

*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			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			

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

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

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.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
109-1 (ccoi) 13	9136 Backlick Rd, Ft Belvoir VA 22060	ANH MINH TRAN THO THI NGUYEN	4407 SAN CARLOS FAIRFAX 22030	0.78476	<i>[Handwritten Signature]</i>

*verified via email
9-24-09
- Mailing address is correct*

4. The 107-acre area of land located on the northeast corner of Richmond Highway and Telegraph Road (Tax Map 108-1((1))47, 47A and 47B) is planned for housing for the elderly (not to exceed 700 units), nursing care facility (limited to 93,695 square feet) and low-rise office buildings (at a maximum overall FAR of .21 or 495,000 gross square feet).

A substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road should be part of the site design.

As an option, parcels 47 and 47A may be considered for residential use at 4 to 6 dwelling units per acre subject to the following conditions: the housing for the elderly on Parcel 47B not intensifying above that on the approved development plan; full consolidation of parcels 47 and 47A; the provision of buffering and screening adjacent to the housing for the elderly facility and Fort Belvoir; maintaining parcel 47 as open space; and providing a substantial buffer utilizing existing tree cover along Route 1 and Telegraph Road as part of the site design.

5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.

→ B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.

C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.

D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.

E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.

F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.

Tax ID: 109-1-1-13

Property Address: 9136 BACKLICK RD, FORT BELVOIR VA 22060 1303

County: FAIRFAX

Legal Subdiv/Neighborhood: BOYER AND COCKE

Condo/Coop Project: BOYER AND COCKE

Incorporated City:

Phone #:

Absent Owner: Yes

Owner Name: THO THI NGUYEN

Company Owner:

Addnl: TRAN, ANH MINH

Care of Name:

MAILING ADDRESS: 5313 DANAS CROSSING DR, FAIRFAX, VA 22032 3279

LEGAL DESCRIPTION: ACCOTINK

Mag/Dist #: 6

Lot:

Block/Square:

Election District:

Legal Unit #:

Grid:

Tax Map: 1091 01 0013

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 37921

Map Suffix:

Suffix:

Parcel:

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio: 1091

Plat Liber:

TOTAL TAX BILL: \$1,889

City Tax:

Tax Levy Yr: 2006

State/County Tax: \$1,887

Refuse:

Tax Rate: 0.89

Spec Tax Assmt: \$2

Exempt Class: 00

Homestd/Exempt Status: TAXABLE

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2006	\$212,000	\$212,000	\$0	
2005	\$98,000	\$98,000	\$0	
2004	\$98,000	\$98,000	\$0	

DEED

Deed Liber: 18100

Deed Folio: 2066

Transfer Date	Price	Grantor	Grantee
04-Jan-2006	\$271,000	EKOUE, TETTEKPOE A	NGUYEN, THO THI & TRAN, ANH MI
09-Jun-2003	\$150,000		EKOUE, TETTEKPOE A
06-Apr-1988	\$80,000		AGFON INC

PROPERTY DESCRIPTION

Year Built: 0

Zoning Code: 130

Census Trct/Blck: 422,000/2

Irregular Lot:

Square Feet: 34,184

Acreage: 0.78

Land Use Code: Vacant Land

Plat Liber/Folio: /1091

Property Card:

Property Class:

Quality Grade:

Road Description:

Zoning Desc: R-3(RESIDENTIAL 3 DU/AC)

Xfer Devel.Right:

Road Frontage:

Prop Use: VACANT LAND

Site Influence:

Topography:

Building Use: VACANT PARCEL OR UNASSIGN

Sidewalk: Not Available

Lot Description: BUILDABLE-AVERAGE LOT

Pavement: CONNECTED

STRUCTURE DESCRIPTION

Section 1 Section 2 Section 3 Section 4 Section 5

Construction:

Story Type:

Description:

Dimensions:

Area:

Foundation:

Ext Wall:

Stories:

Total Building Area:

Patio/Deck Type:

Balcony Type:

Attic Type:

Rooms: 0

Bedrooms: 0

Full Baths: 0

Half Baths: 0

Baths: 0.00

Other Rooms:

Other Amenities:

Appliances:

Gas: Not Available

Electric: Available

Roofing:

Style:

Units:

Living Area: 0

Porch Type:

Pool Type:

Roof Type:

Fireplace Type:

Bsmt Type:

Bsmt Tot Sq Ft:

Bsmt Fin Sq Ft:

Bsmt Unfin Sq Ft:

Heat:

Water: Available

of Dormers:

Year Remodeled:

Model/Unit Type:

Base Sq Ft:

Sq Ft:

Sq Ft:

Fireplaces: 0

Garage Type:

Garage Const.:

Garage Sq Ft:

Garage Spaces:

Air Conditioning:

Interior Floor:

Outbuildings:

Sewer: Available

Underground: Not Available

Fuel:

Walls:

Update Date : 19-Jul-2006

Courtesy of: Anh-Minh Tran

Home: (703) 309-2745

Cell: (703) 309-2745

Company: Jobin Realty

Office: (703) 913-3017

Office: (703) 913-3017

Email: anhminhtran@mris.com

Fax: (703) 913-3021

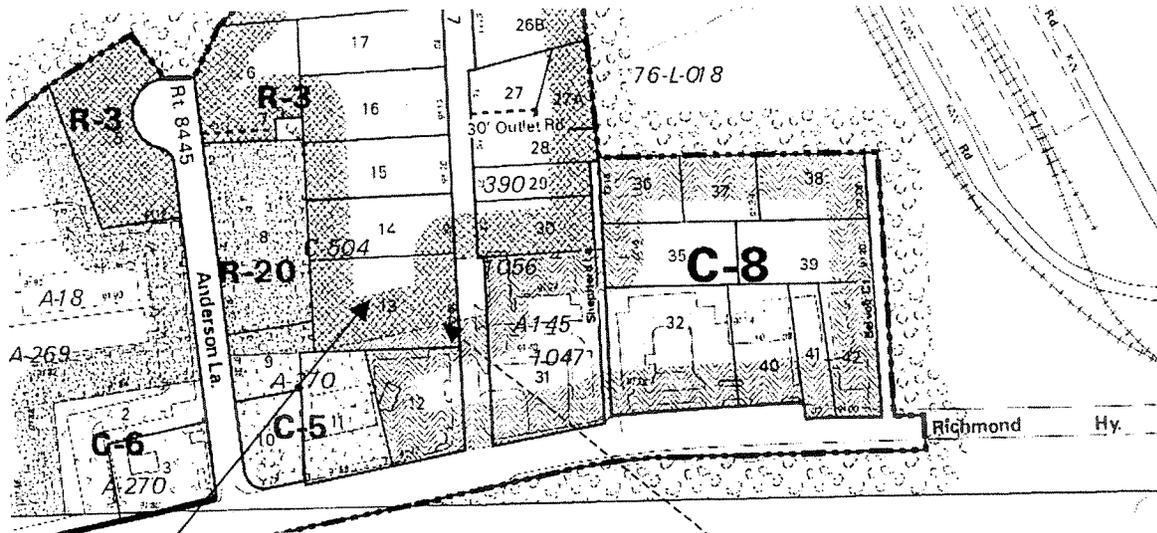
Copyright (c) 2006 Metropolitan Regional Information Systems, Inc.

Information is believed to be accurate, but should not be relied upon without verification.

of square footage, lot size and other information is not guaranteed.

APR# 09-IV-4LP

Page 6 of 13



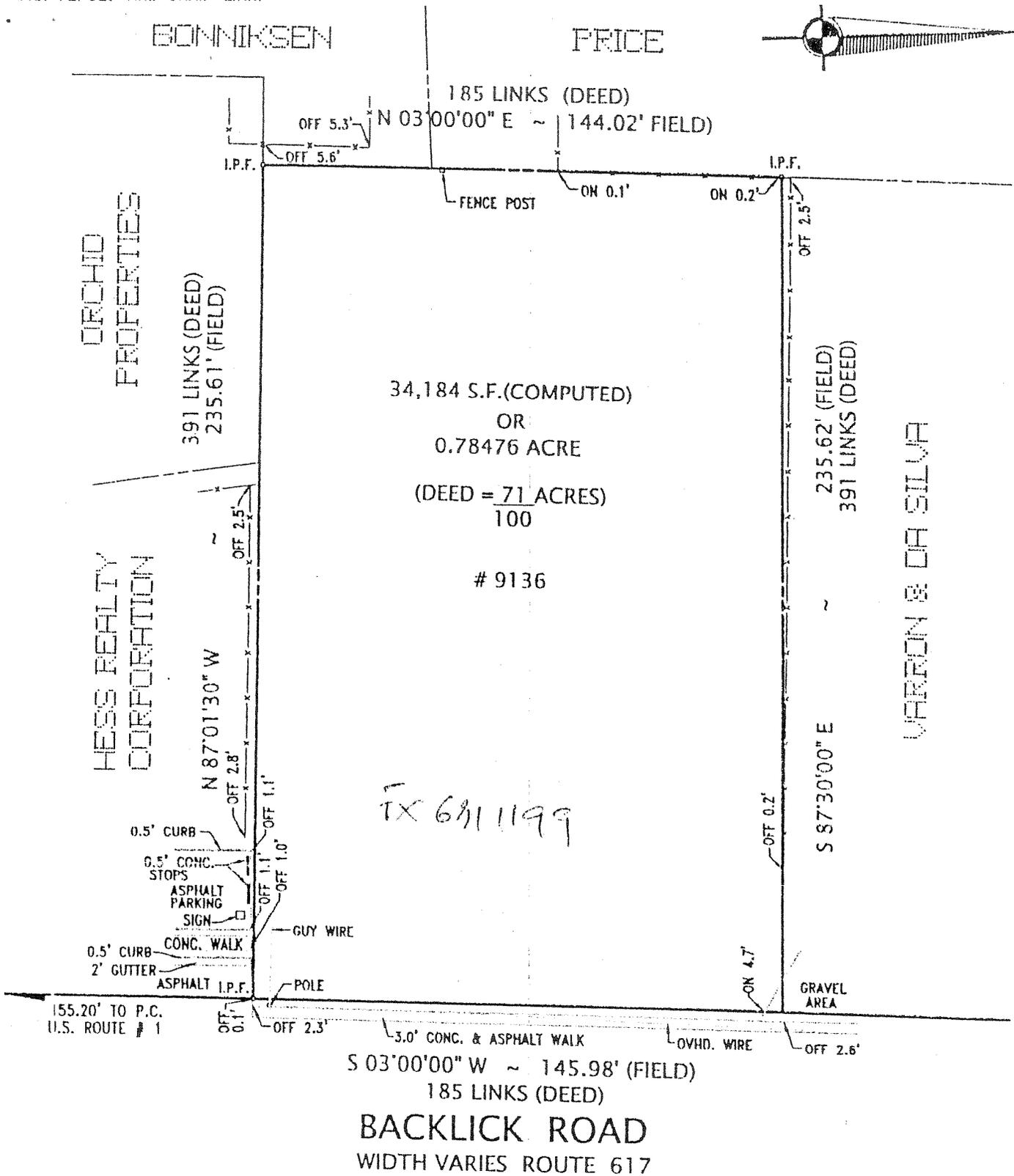
This is your lot, you can see that the lower right hand corner sits in a C8 zone.

This is from the zoning map of Fairfax County 2003, grid 109-1.

NOTE: FENCES ARE CHAIN LINK.

BONNIKSEN

PRICE



PLAT

SHOWING THE IMPROVEMENTS ON
THE PROPERTY LOCATED AT

9136 BACKLICK ROAD

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'

MAY 7, 2003

APR# 09-IV-4LP

Page 8 of 13

GRAPHIC SCALE

JYLY, 30th 2009

TO:

-MOUNT VERNON SUPERVISOR

-MOUNT VERNON POLICE CHIEF

FROM: THO THI NGUYEN & ANH-MINH TRAN

4407 SAN CARLOS DR , FAIFAX VA 22030

RE:ILLEGAL OCCUPATION & VANDALIZATION AT 9136 BACKLICK RD, FORT BELVOIR, VA 22060

DEAR AUTHORITIES!

WE ARE THE OWNERS OF THE PROPERTY ON THE ABOVE ADDRESS: 9136 BACKLICK RD FORT BELVOIR, VA 22060.

LAST YEAR , ON JULY 08th 2008,WE WROTE A LETTER TO YOU TO COMPLAIN AN ILLEGAL OCCUPATION & VANDALIZATION OF OUR PROPERTY BY A GROUP OF PEOPLE WHICH CAUSING A BIG PROBLEM FOR ITS SALE .SOME OFFERS WERE BACK OUT !

NOW , THE SAME PEOPLE STILL STAYING THERE & THEY BUILT THEIR OWN HOUSE ! WE CAN NOT SELL OUR PROPERY WHILE WE HAVE TO PAY A VERY HIGHT TAX . WE ARE NEAR BANKRUPCY!

THESE PEOPLE LOOK VERY SICK , THEY NEED TO BE HOSPITALIZED & A DECENT PLACE TO LIVE.

PLEASE DO SOMETHING TO HELP THOSE PEOPLE & PROTECT OUR PROPERTY ALSO !

AS TAX PAYERS & CITIZENS WE ARE ASKING TO BE PROTECTED !

RESPECTFULLY YOURS.

THO T. NGUYEN & ANH-MINH TRAN

A handwritten signature in black ink, appearing to read 'Tho T. Nguyen & Anh-Minh Tran'. The signature is written in a cursive, flowing style.

JULY THE 8th, 2008

TO : MOUNT VERNON POLICE STATION

2511 PARKERS LN # 1

ALEXANDRIA VA 22306

FROM: THO THI NGUYEN

5313 DANAS CROSSING DR

FAIRFAX VA 22032, P # 703-309-2745

RE : ILLEGAL OCCUPATION & VANDALIZATION PRIVATE PROPERTY

PROPERTY ADDRESS: 9136 BACKLICK RD , FORT BELVOIR VA 22060

DEAR SIR !

I AM THE OWNER OF THE VACANT LOT ABOVE.

THERE ARE SEVERAL COUPLES ILLEGALLY OCCUPIED MY PROPERTY & LIVING THERE AS THEIR OWN PROPERTY. THEY PUT A LOT OF THEIR BELONGINGS UNDER THE TREES & DRINKING , SMOKING ...

LAST YEAR , A POLICE OFFICER FROM YOUR STATION CALLED MY HUSBAND TO COMPLAIN & TOLD HIM TO PUT THE "NO TRESPASSING " SIGNS. WE PUT 3 SIGNS, BUT ANOTHER DAY ALL OF THEM DISAPPEARED.

WE ARE WORRY ABOUT THEIR ILLEGAL ACTIVITIES WHILE UNDER OUR PROPERTY & WE HAVE NO WAY TO TELL THEM TO LEAVE. THEY ARE HOMELESS, I THINK THEY SHOULD HAVE SOME PLACE FOR THEM TO LIVE IN THAT AREA OTHER THAN OUR PROPERTY.

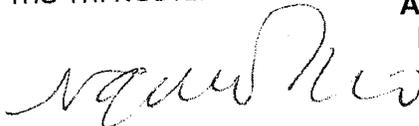
BESIDES , WE COULDN'T SELL THIS PROPERTY BECAUSE OF THEIR DAILY PRESENCE.

SOME OFFERS CAME TO US WITH A VERY LOW BALL & GONE AWAY BECAUSE OF THEM .

WE WANT TO SALE THIS PROPERTY! PLEASE HELP THESE PEOPLE TO HAVE SOME OTHER PLACE TO LIVE & RETURN THE NORMALITY TO THIS PROPERTY.

RESPECTFULLY YOURS.

THO THI NGUYEN



APR# 09-IV-4LP
Page 10 of 13

SETPTEMBER 10th,2009

TO:FAIRFAX COUNTY PLANNING COMMISSION OFFICE
GOVERNMENT CENTER BUILDING

12000 GOVERNMENT CENTER PKWY,#330

FAIRFAX VA 22035-5505

FROM:ANH MINH TRAN &THO THI NGUYEN

4407 SAN CARLOS DR ,FAIRFAX VA 22030

RE: 9136 BACKLICK RD FORT BELVOIR VA 22060 REZONING REQUEST.

DEAR COUNTY AUTHORITY!

WE BOUGHT THE VACANT LOT AT 9136 BACKLICK RD FORT BELVOIR 3 YEARS
AGO AS THE NEWS FROM THE GOVERNMENT THAT 22,000 JOBS TO BE MOVING
TO FORT BELVOIR SOON.WITH THE INTENTION TO BUILD SOMETHING TO
ENHANCE THE IMAGE OF THE FRONT GATE OF FORT BELVOIR : A SMALL
RESTAURANT .

DAYS PASSED BY ...AND NOTHING GOOD HAPPEN FOR US ...MEANWHILE OUR
VACANT LOT WAS OCCUPIED BY A GROUP OF HOMELESS PEOPLE. THEY BUILD
THEIR TENTS & VANDALIZING ALL OVER...

WE TRIED TO PUT THE PROPERTY FOR SALE BUT NO RESULT .ACTUALLY WE
HAVE HAD COUPLE OFFERS BUT ALL BACKED OUT BECAUSE THEY WORRY
ABOUT THE HOMELESS PEOPLE...

WE REPORTED TO THE MOUNT VERNON POLICE ABOUT THE ILLEGAL
OCCUPATION & VANDALIZATION OF PRIVATE PROPERTY ON:07/08/2008 WITH
NO RESULT.AND AGAIN ON 07/30/2009.

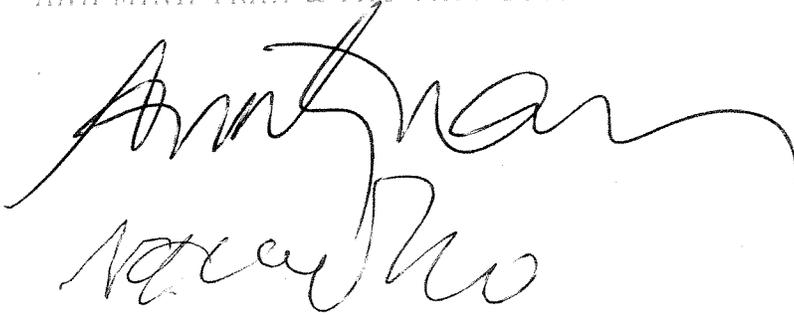
WE THINK THERE IS ONLY WAY TO IMPROVE OUR PROPERTY IS TO ASK FOR
REZONING FROM THE PRESENT ZONING TO THE RETAIL ZONING . ACTUALLY
THE LOT 13 HAS 2 ZONINGS :C8 & R3(PLEASE SEE. ATTACHMENTS).

BY THIS WAY THE FORT BELVOIR FRONT GATE IMAGE COULD BE ENHANCED TO
GREET A MILLION TOURISTS (ARMY MUSEUM) & 22,000 JOBS AS THE BRAC
PLANNING.

AND BY THIS WAY WE COULD EMPLOY SOME HOMELESS PEOPLE TO SERVE OUR
BUSINESS ALSO...

RESPECTFULLY YOURS

ANH MINH TRAN & THO THI NGUYEN

Handwritten signatures of Anh Minh Tran and Tho Thi Nguyen. The signature for Anh Minh Tran is written in a large, flowing cursive script, and the signature for Tho Thi Nguyen is written in a smaller, more compact cursive script below it.

Lai, Jennifer C.

From: Lai, Jennifer C.
Sent: Friday, October 09, 2009 2:14 PM
To: 'amtran@mris.com'
Subject: RE: South County APR nomination

Good afternoon Mr. Tran,

Thank you for your response. In order for your property to be rezoned, your APR nomination must be adopted by the Board of Supervisors. If your nomination is adopted, the next step is to submit an application to rezone your lot to C8 or another zoning category that allows for retail use. In other words, the APR process to amend the Comprehensive Plan is the first step needed to have your property rezoned. Your nomination does now indicate that you wish to have 2,000 square feet of retail use on your property, with no other uses on the property other than parking.

Thank you,
Jenn

-----Original Message-----
From: amtran@mris.com [mailto:amtran@mris.com]
Sent: Friday, October 09, 2009 1:58 PM
To: Lai, Jennifer C.
Subject: RE: South County APR nomination

DEAR JENNIFER!

I DO NOT UNSDERSTAND MUCH ABOUT THE FAR , BUT I JUST WANT MY WHOLE LOT OF 0.78 ACRE (100%) TO BE REZONED TO C8 OR RETAIL USE ONLY.
PLEASE HELP ME TO CLARIFY MY INTENTION FOR THE RETAIL NOMINATION.
THANKS & REGARDS!
ANH MINH TRAN & THO THI NGUYEN

-----Original Message-----
From: "Lai, Jennifer C." <Jennifer.Lai@fairfaxcounty.gov>
Sent: Friday, October 9, 2009 10:40am
To: amtran@mris.com
Subject: South County APR nomination

Dear Mr. Tran,

The purpose of this e-mail is to follow up on our phone conversation from this morning regarding your South County APR nomination. As we discussed, you are nominating a total of one parcel that is approximately .78 acres, or 34,184 square feet (Part 2: General Information of the nomination form). The total Floor Area Ratio (FAR) proposed is .06, and the percent of total FAR for the retail use is 100% (Part 4g). Please respond to this e-mail to indicate that you wish to accept these clarifications to your nomination.

I am the Department of Planning and Zoning staff member assigned to review your nomination. Feel free to address any questions to me at jennifer.lai@fairfaxcounty.gov.

Thank you,

Jennifer Lai
Planning Division, Suite 730
Fairfax County Department of Planning and Zoning Herrity Building, 12055 Government Center
Parkway Fairfax, VA 22035
703.324.1356 | phone

APR# 09-IV-4LP
Page 13 of 13