FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only
Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Clara Quintero Johnson, Fairfax County, DPZ Daytime Phone: 1-703-324-1380

Address: 12055 Government Center Parkway, Suite 730, Fairfax, Virginia, 22035

Nominator E-mail Address: clara.quintero@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):
– Clara Quintero Johnson

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):
n/a

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

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☒ Braddock ☐ Lee ☒ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 93

Total aggregate size of all nominated parcels (in acres and square feet): 1,324,224sq. ft. 30.4acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – *Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ 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.*

See Attachment V

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

See Attachment IV

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:
Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.
The subject property is addressed in land use recommnedations located in three different planning sectors. These include Masonville, Holmes Run and Ossian Hall Community Planning Sectors. See Attachment III

Current Plan Map Designation: Office, Retail & Other, Private Recreation, Residential 12-16 & 16-20 du/ac

Proposed Comprehensive Plan Designation: No proposed change in use or intensity. The proposal is to add Plan guidance, for the area west of the Annandale Community Business Center (CBC) to encourage future visual improvements and streetscape improvements consistent with the Annandale CBC.

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

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

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 – 1 du/ac (1 – 2 acre lots)	
1 – 2 du/ac	
2 – 3 du/ac	
3 – 4 du/ac	
4 – 5 du/ac	
5 – 8 du/ac	
8 – 12 du/ac	
12 – 16 du/ac	
16 – 20 du/ac	
20 + du/ac**	

** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

SECTION 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 8 ½ x 11 inches. Maps in color will not be accepted.

See Attachment II

SECTION 6: JUSTIFICATION

Each nomination must conform with 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).

See Attachment I

☒ 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 July 1, 2005 and September 21, 2005 to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway

Statement of Justification

The subject property consists of the commercial area along Little River Turnpike that is west of the Annandale CBC and east of Heritage Drive and Championship Drive. This area is planned for office and retail uses and zoned for commercial uses. Also included in the subject property is 15 feet of Little River Turnpike frontage on residentially planned and zoned property.

The nomination proposes to add Plan guidance to encourage the improved appearance of Little River Turnpike frontage, including streetscape improvements consistent with the Annandale CBC guidelines for Little River Turnpike. This proposal would improve this western gateway to the Annandale Community Business Center.

The subject property land use recommendations are encompassed in three different planning sectors. The following proposed Plan text adds similar Plan guidance to the subject property in each of these sectors.

MODIFY: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Holmes Run Community Planning Sector (A9), Land Use Recommendations, page 111:

1. The northwest quadrant of the intersection of Hummer Road and Little River Turnpike is planned for office use up to .50 FAR. The office buildings at 7700 and 7712 Little River Turnpike (Tax Map 59-4((1))13, 13A and 14) are now buffered from the Little River Towns community on Championship Drive by surrounding trees. The buffers should be maintained. The replacement, expansion, remodeling of existing buildings as well as any future development should provide visual improvements which include provision of streetscape along Little River Turnpike, that is consistent with the Annandale CBC Urban Design Guidelines.

ADD: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Masonville Community Planning Sector (A1), Land Use Recommendations, page 59:

6. The replacement, expansion, remodeling of existing buildings as well as any future development on the north side of Little River Turnpike, between Hummer Road and Medford Drive, should provide visual improvements which include provision of streetscape that is consistent with the Annandale CBC Urban Design Guidelines.

ADD: Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys

Planning District as amended through January 27, 2003; Ossian Hall Community Planning Sector (A10), Land Use Recommendations, page 118:

5. The replacement, expansion, remodeling of existing buildings as well as any future development on the south side of Little River Turnpike, between Heritage Drive and the eastern boundary of the Little River Square Condominiums [Tax Map 71-1(33))], should provide visual improvements which include provision of streetscape that is consistent with the Annandale CBC Urban Design Guidelines.

PLAN MAP: The Comprehensive Plan Map will not change.

Current Comprehensive Plan Text

The subject property is addressed in land use recommendations located in three different planning sectors.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Masonville Community Planning Sector (A1), Land Use Recommendations, page 56:

> 1. The commercial area north of Little River Turnpike between the Annandale Recreation Center and Hummer Road should not extend beyond the area now zoned and developed as commercial uses. The locations of planned office and retail uses in this area are depicted on the Plan map. Neighborhood retail uses are planned up to .25 FAR. Office uses are planned up to .50 FAR.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Masonville Community Planning Sector (A1), Land Use Recommendations, page 58:

> 2. The L.C. Wood subdivision, located along Woodland Road north of Little River Turnpike is planned for single-family residential use at 2-3 dwelling units per acre. As an option, residential development at 3-4 dwelling units per acre may be appropriate if the following conditions are met:
>
> - Substantial consolidation of the residential parcels along Woodland Road, plus inclusion of the Greater Annandale Recreation Center property for an integrated residential redevelopment project;
> - Provision of an open space buffer and effective screening adjacent to the existing low density residential uses to the west;
> - New development is located primarily near higher density apartments and away from Manassas Gap Park and existing single-family neighborhoods;
> - Vehicular access is provided, in accord with County and Virginia Department of Transportation (VDOT) standards, via two access points to the Little River Turnpike service drive; no access is provided via Hummer Road, Horseshoe Drive or Medford Drive; and
> - Dedication of property to the Fairfax County Park Authority for expansion of the Manassas Gap Park on the northern boundary of the area, with provision of access to the park via the general alignment of the existing Woodland Road.
>
> As another option, the frontage of the Annandale Swim and Tennis Club (AS&T) (Tax Map 71-1((1))75) encompassing approximately one

acre with a depth of approximately 250 feet north of the Route 236 right-of-way line may be appropriate for small scale commercial/retail use subject to the following conditions:

- Provide adequate buffering, including decorative screening, walls and landscaping, to ensure that noise and visual impacts: 1) will not be an impediment to subsequent development of the adjacent area now used for private recreational purposes, for residential use as currently planned; and 2) will not adversely affect neighboring residential and commercial properties.

- Provide adequate ingress/egress to ensure remaining AS&T property is accessible for planned recreational or residential usage.

- Preserve and enhance the treed buffer adjacent to Fairmont Gardens apartments as necessary to provide an effective year-round shield.

- Maximum of 0.10 FAR.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Holmes Run Community Planning Sector (A9), Land Use Recommendations, page 111:

1. The northwest quadrant of the intersection of Hummer Road and Little River Turnpike is planned for office use up to .50 FAR. The office buildings at 7700 and 7712 Little River Turnpike (Tax Map 59-4((1))13, 13A and 14) are now buffered from the Little River Towns community on Championship Drive by surrounding trees. The buffers should be maintained.

Fairfax County Comprehensive Plan, Area I, 2003 Edition, Baileys Planning District as amended through January 27, 2003; Ossian Hall Community Planning Sector (A10), Land Use Recommendations, page 118:

1. Parcels 70-2((1))1A, 9, and 10, and parcels 71-1((1))73 and 74 are located in the southeast quadrant of Heritage Drive and Little River Turnpike. These parcels are developed with and planned for office use at current intensities. To provide an effective transition to surrounding residential uses, the existing 130-foot undisturbed landscaped buffer between the commercial office uses on parcels 70-2((1))9 and 10 and high density residential development to the south should be maintained and protected from any future commercial development.

   As an option, additional office intensity may be appropriate on parcels 70-2((1))1A, 9, and 10 with parcel consolidation, integrated development, and the removal of the existing free-standing retail use. This additional office use should be focused

on parcel 70-2((1)1A with building heights not to exceed 125 feet. A landscape feature designed to serve as a gateway to the Annandale CBC should be provided at the corner of Little River Turnpike and Heritage Drive, and streetscape improvements consistent with the Annandale CBC Urban Design Guidelines should be provided along both street frontages.

Specific Information Table

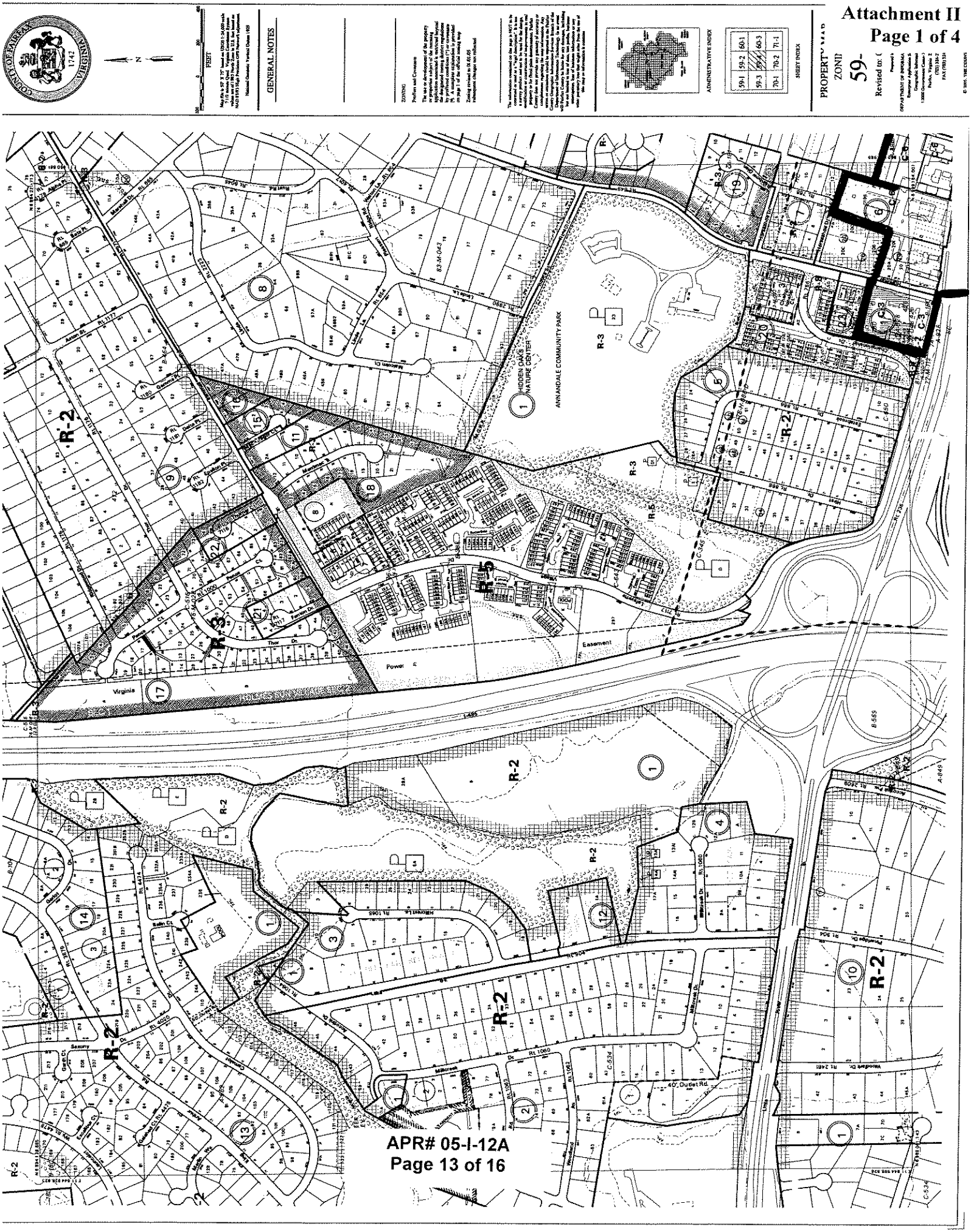
PIN	OWNER	Adddress	Mailing_Address	Area_ Acres
0594 06 0020A	HUMMER PROPERTY AND INVESTMENT INC	4121 HUMMER RD	7-ELEVEN ATTN TAX DEPT, PO BOX 711, DALLAS TX 75221	0.55
0711 02 0004	MYERS STATIONS INVESTMENTS LLC	4116 WOODLAND RD	C/O WILLIAM B WRENCH, 6007 MAKELY DR, FAIRFAX STATION VA 22039	0.93
0594 06 0020	HUMMER PROPERTY AND INVESTMENT INC	4123 HUMMER RD	7-ELEVEN ATTN TAX DEPT, PO BOX 711, DALLAS TX 75221	0.21
0594 06 0003	HUMMER PROPERTY AND INVESTMENT INC	MARGUERITE PERREL LT 3	7-ELEVEN ATTN TAX DEPT, PO BOX 711, DALLAS TX 75221	0.14
0594 06 0001	HUMMER PROPERTY AND INVESTMENT INC	4131 HUMMER RD	7-ELEVEN ATTN TAX DEPT, PO BOX 711, DALLAS TX 75221	0.21
0702 01 0013	URBAN ENGINEERING AND ASSOCIATES INC	7712 LITTLE RIVER PI ANNANDALE	7712 LITTLE RIVER PI , ANNANDALE VA 22003,	0.39
0702 01 0010	BOURJ LTD	7611 LITTLE RIVER TP ANNANDALE	C/O ROYAL MGT CO & DEVLP, 7611 LITTLE RIVER TP SUITE 304, ANNANDALE VA 22003	1.94
0603 12 0005	MYERS STATIONS INVESTMENTS LLC	4112 WOODLAND RD	C/O WILLIAM B WRENCH, 6007 MAKELY DR, FAIRFAX STATION VA 22039	1.00
0711 02 0021	GREATER ANNANDALE RECREATION CENTER INC	7538 LITTLE RIVER TP	BOX 271 , ANNANDALE VA 22003,	0.15
0711 34 0003	WASHINGTON MEDIA CENTER LLC	7540H LITTLE RIVER TP	7540 G LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 34 0011	CHANG YOUNG C	7540D LITTLE RIVER TP ANNANDALE	7540 LITTLE RIVER TP UNIT 11, ANNANDALE VA 22003,	0.00
0711 34 0013	PAL GOPAL S AND VALSALA S	7540D LITTLE RIVER TP	1012 UNION CHURCH RD , MCLEAN VA 22102,	0.00
0711 34 0010	OBREMSKEY MICHAEL J OBREMSKEY MARY E	7540C LITTLE RIVER TP ANNANDALE	7540 C LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 35 0205	LEE KOO	7501 LITTLE RIVER TP	7501 LITTLE RIVER TP UNIT 205, ANNANDALE VA 22003,	0.00
0711 35 0203	ELLINI AHMAD	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP STE 202, ANNANDALE VA 22003,	0.00
0711 35 0202	ELLINI AHMAD MD	7501 LITTLE RIVER TP	5801 HAMPTON FOREST WY , FAIRFAX VA 22030,	0.00
0711 35 0201	CAMPBELL MATTHEW A TR	7501 LITTLE RIVER TP	6107 BRANDON AV , SPRINGFIELD VA 22150,	0.00
0711 35 0004	SMERNOFF GERALD N TR	7501 LITTLE RIVER TP	7501 LITTLE RIVER TP UNIT G4, ANNANDALE VA 22003,	0.00

PIN	OWNER	Adddress	Mailing_Address	Area_Acres
	SMERNOFF MYRNA M TR	ANNANDALE		
0711 35 0301	PRASAD C M	7501 LITTLE RIVER TP	611 CARLIN SPRINGS RD STE 301, ARLINGTON VA 22204,	0.00
0711 35 0102	JEAN CHEO M JEAN CATHERINE H	7501 LITTLE RIVER TP	1119 MARLENE LA , GREAT FALLS VA 22066,	0.00
0711 01 0074	7601 LLC	7601 LITTLE RIVER TP ANNANDALE	7601 LITTLE RIVER TP , ANNANDALE VA 22003,	2.29
0702 01 0001A	BOURJ LTD	7617 LITTLE RIVER TP	C/O ROYAL MGT CO & DEVLP, 7611 LITTLE RIVER TP SUITE 304, ANNANDALE VA 22003	4.24
0711 35 0306	TSITOS TONY A TSITOS PAMELA S	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 306, ANNANDALE VA 22003,	0.00
0711 35 0302	SALIH HASSAN A TR	7501 LITTLE RIVER TP	3520 LAUREL LEAF LA , FAIRFAX VA 22031,	0.00
0711 35 0103	HSIAO TONY YU LEA	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 103, ANNANDALE VA 22003,	0.00
0594 06 0004	HUMMER PROPERTY AND INVESTMENT INC	MARGUERITE PERREL LT 4	7-ELEVEN ATTN TAX DEPT, PO BOX 711, DALLAS TX 75221	0.14
0711 34 0016	WASHINGTON MEDIA CENTER LLC	7540D LITTLE RIVER TP	7540 G LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 35 0304	LEE OK S LEE SEO R	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 304, ANNANDALE VA 22003,	0.00
0711 02 0001B	NOOR ENTERPRISES LLC	7604 LITTLE RIVER TP	C/O M A EL YAZGI, 10456 CALUMET GROVE DR, FAIRFAX VA 22032	0.76
0711 01 0075L	DAVCO RESTURANTS INC	7530 LITTLE RIVER TP	1657 CROFTON BV , CROFTON MD 21114,	1.11
0702 01 0011A	TWO THIRTY SIX BELTWAY INVESTMENT	7700 LITTLE RIVER TP	1370 LAMBERTON DR , CARE J DELLARATTA, SILVER SPRING MD 20902	2.62
0711 34 0006	FULLER BRETT E FULLER SARAH L	7540H LITTLE RIVER TP ANNANDALE	7540 H LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0702 01 0009	BOURJ LTD	7605 LITTLE RIVER TP	C/O ROYAL MGT CO & DEVLP, 7611 LITTLE RIVER TP SUITE 304, ANNANDALE VA 22003	2.09
0711 34 0001	WASHINGTON MEDIA CENTER LLC	7540G LITTLE RIVER TP	7540 G LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 02 0001A	YUSUFI AKHTAR	7610 LITTLE RIVER TP	7610 LITTLE RIVER TP , ANNANDALE VA 22003,	0.27
0594 06 0010	MYERS STATIONS INVESTMENTS LLC	7620 LITTLE RIVER TP	C/O WILLIAM B WRENCH, 6007 MAKELY DR, FAIRFAX STATION VA 22039	1.81

PIN	OWNER	Adddress	Mailing_Address	Area_Acres
0594 06 0005	ATLANTIC REFINING AND MARKETING CORP	7638 LITTLE RIVER TP	1901 MARKET ST , 10 PENN CENTER 17TH FLOOR, PHILADELPHIA PA 19103	0.64
0711 34 0004	SCHNEIDER MYLES J	7540E LITTLE RIVER TP	11525 WILD HAWTHORNE CT , RESTON VA 20194,	0.00
0711 34 0007	FULLER BRETT E FULLER SARAH L	7540H LITTLE RIVER TP ANNANDALE	7540 H LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 34 0008	OBREMSKEY MICHAEL J	7540A LITTLE RIVER TP ANNANDALE	7540 A LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 34 0014	WASHINGTON MEDIA CENTER LLC	7540D LITTLE RIVER TP	7540 D LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 34 0015	WASHINGTON MEDIA CENTER LLC	7540D LITTLE RIVER TP	7540 D LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 35 0001	KOUTROUVELIS PANOS G AND MARIA	7501 LITTLE RIVER TP	1201 BALLANTRAE LA , MCLEAN VA 22101,	0.00
0711 35 0002	STAMPER NORA C	7501 LITTLE RIVER TP	4013 C ANNANDALE RD , ANNANDALE VA 22003,	0.00
0594 06 0019B	MYERS STATIONS INVESTMENTS LLC	4114 WOODLAND RD	C/O WILLIAM B WRENCH, 6007 MAKELY DR, FAIRFAX STATION VA 22039	2.22
0711 34 0009	OBREMSKEY MICHAEL J	7540A LITTLE RIVER TP ANNANDALE	7540 A LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 35 0105	VILLAVICENCIO OLMEDO E TR	7501 LITTLE RIVER TP	7501 LITTLE RIVER TP UNIT 105, ANNANDALE VA 22003,	0.00
0711 34 0002	WASHINGTON MEDIA CENTER LLC	7540G LITTLE RIVER TP	7540 G LITTLE RIVER TP , ANNANDALE VA 22003,	0.00
0711 02 0003	MCDONALDS USA LLC	7600 LITTLE RIVER TP ANNANDALE	P O BOX 66207 , AMF O'HARE, CHICAGO IL 60666	0.54
0711 35 0206	CHOI GUN H	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 206, ANNANDALE VA 22003,	0.00
0594 06 0020E	PREAST ARCHIE E	4121 HUMMER RD	1912 EAGLE TRACE BV , PALM HARBOR FL 34685,	0.00
0711 34 0005	SCHNEIDER MYLES J	7540F LITTLE RIVER TP	11525 WILD HAWTHORNE CT , RESTON VA 20194,	0.00
0711 34 0012	PAL GOPAL S AND VALSALA S	7540D LITTLE RIVER TP	1012 UNION CHURCH RD , MCLEAN VA 22102,	0.00
0711 35 0305	HART RICHARD J JR ET AL	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP STE 305, ANNANDALE VA 22003,	0.00
0711 35 0104	BAIG MIRZA S	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 104, ANNANDALE VA 22003,	0.00
0711 35 0101	LEON MARLENE T TR	7501 LITTLE RIVER TP	8454 TOLL HOUSE RD , ANNANDALE VA 22003,	0.00

PIN	OWNER	Address	Mailing_Address	Area_Acres
		ANNANDALE		
0711 35 0303	SEDGHI ROYA	7501 LITTLE RIVER TP ANNANDALE	7501 LITTLE RIVER TP UNIT 303, ANNANDALE VA 22003,	0.00
0711 42 0100A	J AND S REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	5202 JULE STAR DR , C/O JAE LEE, CENTREVILLE VA 20120	0.00
0711 42 0100B	J AND S REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	5202 JULE STAR DR , C/O JAE LEE, CENTREVILLE VA 20120	0.00
0711 42 0100C	YI CHONG I	7535 LITTLE RIVER TP ANNANDALE	13009 DUNHILL DR , FAIRFAX VA 22030,	0.00
0711 42 0100D	SHIM KYUNG S	7535 LITTLE RIVER TP ANNANDALE	4905 SPAULDING DR , CLARENCE NY 14031,	0.00
0711 42 0100E	RIVER ONE LLC	7535 LITTLE RIVER TP ANNANDALE	3011 ROSE ARBOR CT , FAIRFAX VA 22031,	0.00
0711 42 0101A	RHEE AE YOUNG	7535 LITTLE RIVER TP ANNANDALE	5527 EAST RIVER RD , GRAND ISLAND NY 14072,	0.00
0711 42 0101B	RHEE AE YOUNG	7535 LITTLE RIVER TP ANNANDALE	5527 EAST RIVER RD , GRAND ISLAND NY 14072,	0.00
0711 42 0103A	J AND S REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	5202 JULE STAR DR , C/O JAE LEE, CENTREVILLE VA 20120	0.00
0711 42 0103B	J AND S REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	5202 JULE STAR DR , C/O JAE LEE, CENTREVILLE VA 20120	0.00
0711 42 0120A	CAMELOT INTERNATIONAL RESIDENTIAL SERVICES INC	7535 LITTLE RIVER TP ANNANDALE	8704 LEE HY , FAIRFAX VA 22031,	0.00
0711 42 0120B	CAMELOT INTERNATIONAL RESIDENTIAL SERVICES INC	7535 LITTLE RIVER TP ANNANDALE	8704 LEE HY , FAIRFAX VA 22031,	0.00
0711 42 0120C	CAMELOT INTERNATIONAL RESIDENTIAL SERVICES INC	7535 LITTLE RIVER TP ANNANDALE	8704 LEE HY , FAIRFAX VA 22031,	0.00
0711 42 0200A	CHAS ENTERPRISE INC	7535 LITTLE RIVER TP ANNANDALE	5903 PALE MOON WY , CENTREVILLE VA 20120,	0.00
0711 42 0200B	CHAS ENTERPRISE INC	7535 LITTLE RIVER TP ANNANDALE	5903 PALE MOON WY , CENTREVILLE VA 20120,	0.00
0711 42 0204	VIRGINIA 7535 LLC	7535 LITTLE RIVER TP ANNANDALE	7535 LITTLE RIVER TP UNIT 204, ANNANDALE VA 22003,	0.00
0711 42 0206A	CHOI CHANG Y	7535 LITTLE RIVER TP	434 WEST CT NW , VIENNA VA 22180,	0.00

PIN	OWNER	Adddress	Mailing_Address	Area_Acres
		ANNANDALE		
0711 42 0206B	LIM YOUNG H	7535 LITTLE RIVER TP ANNANDALE	4713 COCHRAN PL , CENTREVILLE VA 20120,	0.00
0711 42 0208A	CHONG CHAE T	7535 LITTLE RIVER TP ANNANDALE	300 MONTICELLO AV STE 276, MACARTHUR CENTER, NORFOLK VA 23510	0.00
0711 42 0208B	CHUN JONG-JOON	7535 LITTLE RIVER TP ANNANDALE	4601 B PINECREST OFFICE PARK DR , ALEXANDRIA VA 22312,	0.00
0711 42 0210A	LKR ENTERPRISE INC	7535 LITTLE RIVER TP ANNANDALE	C/O DAE KIM, 7320 MCWHORTER PL, ANNANDALE VA 22003	0.00
0711 42 0210B	LEE JAE I	7535 LITTLE RIVER TP ANNANDALE	5202 JULE STAR DR , CENTREVILLE VA 20120,	0.00
0711 42 0210C	HONG JONG-GEUN	7535 LITTLE RIVER TP ANNANDALE	124 C E BROAD ST , FALLS CHURCH VA 22040,	0.00
0711 42 0310A	LIM YOUNG H	7535 LITTLE RIVER TP ANNANDALE	2108 SPYGLASS CT , MERCED CA 95340,	0.00
0711 42 0310B	KIM SEOKYU	7535 LITTLE RIVER TP ANNANDALE	4328 EVERGREEN LA SUITE L, ANNANDALE VA 22003,	0.00
0711 42 0310C	C AND P REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	6723 WHITTIER AV SUITE 302, MCLEAN VA 22101,	0.00
0711 42 0310D	C AND P REAL PROPERTY GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	6723 WHITTIER AV SUITE 302, MCLEAN VA 22101,	0.00
0711 42 0310E	PREMIER CAPITAL GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	4115 ANNANDALE RD STE 102, CARE SEUNG MO KANG, ANNANDALE VA 22003	0.00
0711 42 0325A	PREMIER CAPITAL GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	4115 ANNANDALE RD STE 102, CARE SEUNG MO KANG, ANNANDALE VA 22003	0.00
0711 42 0325B	PREMIER CAPITAL GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	4115 ANNANDALE RD STE 102, CARE SEUNG MO KANG, ANNANDALE VA 22003	0.00
0711 42 0325C	PREMIER CAPITAL GROUP LLC	7535 LITTLE RIVER TP ANNANDALE	4115 ANNANDALE RD STE 102, CARE SEUNG MO KANG, ANNANDALE VA 22003	0.00
0711 42 0325D	PARK BILL	7535 LITTLE RIVER TP ANNANDALE	7535 LITTLE RIVER TP UNIT 325D, ANNANDALE VA 22003,	0.00
0711 33	Little River Square Condominium Association	Little River Square Condominiums	Attn: Kenneth Haynes, 7825 Patriot Dr, Annandale VA 22003 - 4852	0.00


GENERAL NOTES
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R-3
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ANNANDALE COMMUNITY PARK
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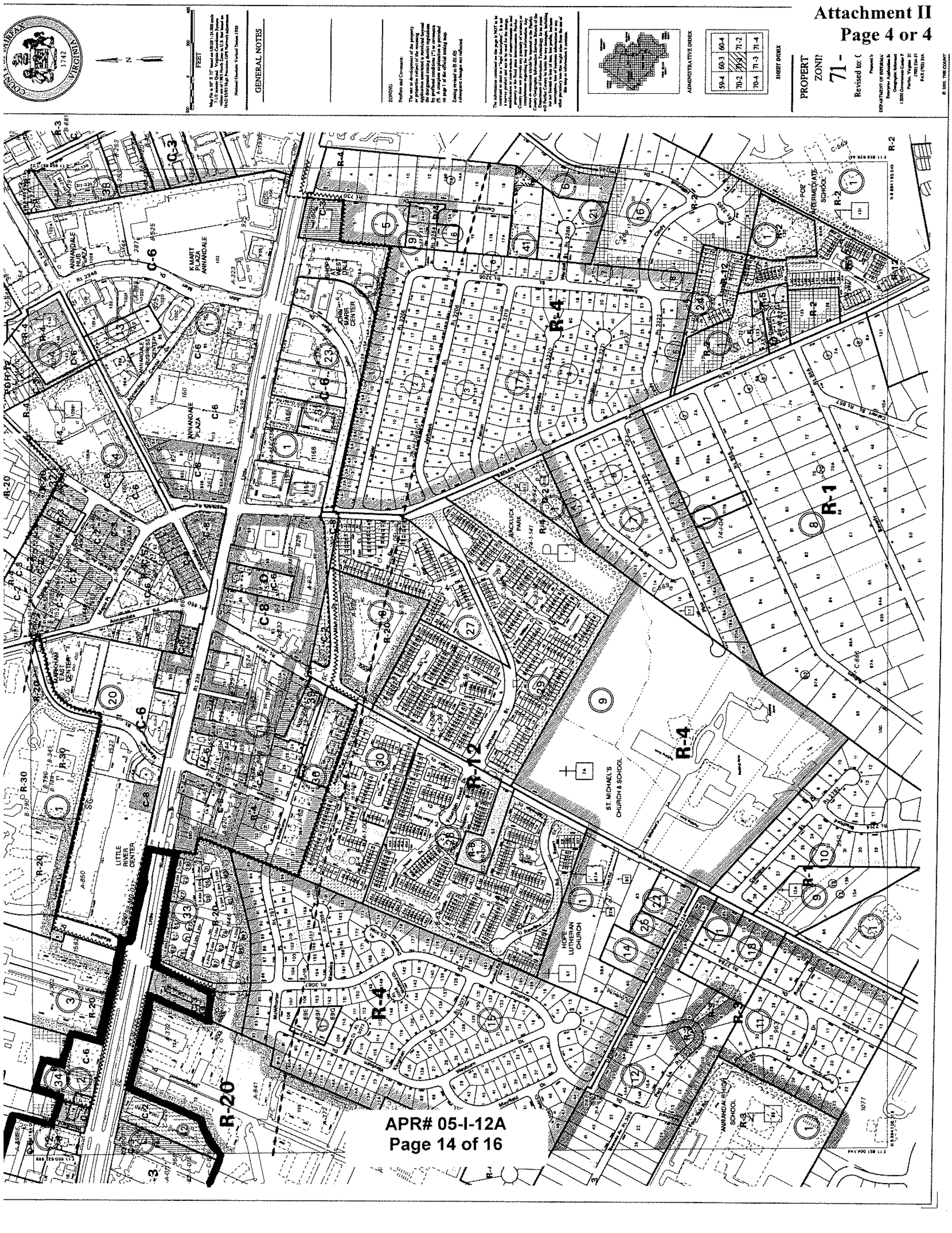

K MART PLAZA ANNANDALE
ANNANDALE PLAZA
ANNANDALE BUSINESS CENTER
SHOPS AT WEST ALE
JOHN MARR CENTER
MARKHAM PROFESSIONAL CENTER
LITTLE RIVER CENTER
BACKLICK PARK
ST. MICHAEL'S CHURCH & SCHOOL
HOPE LUTHERAN CHURCH
ANNANDALE HIGH SCHOOL
POE INTERMEDIATE SCHOOL
R-1
R-2
R-3
R-4
R-12
R-20
R-30
C-3
C-6
C-8

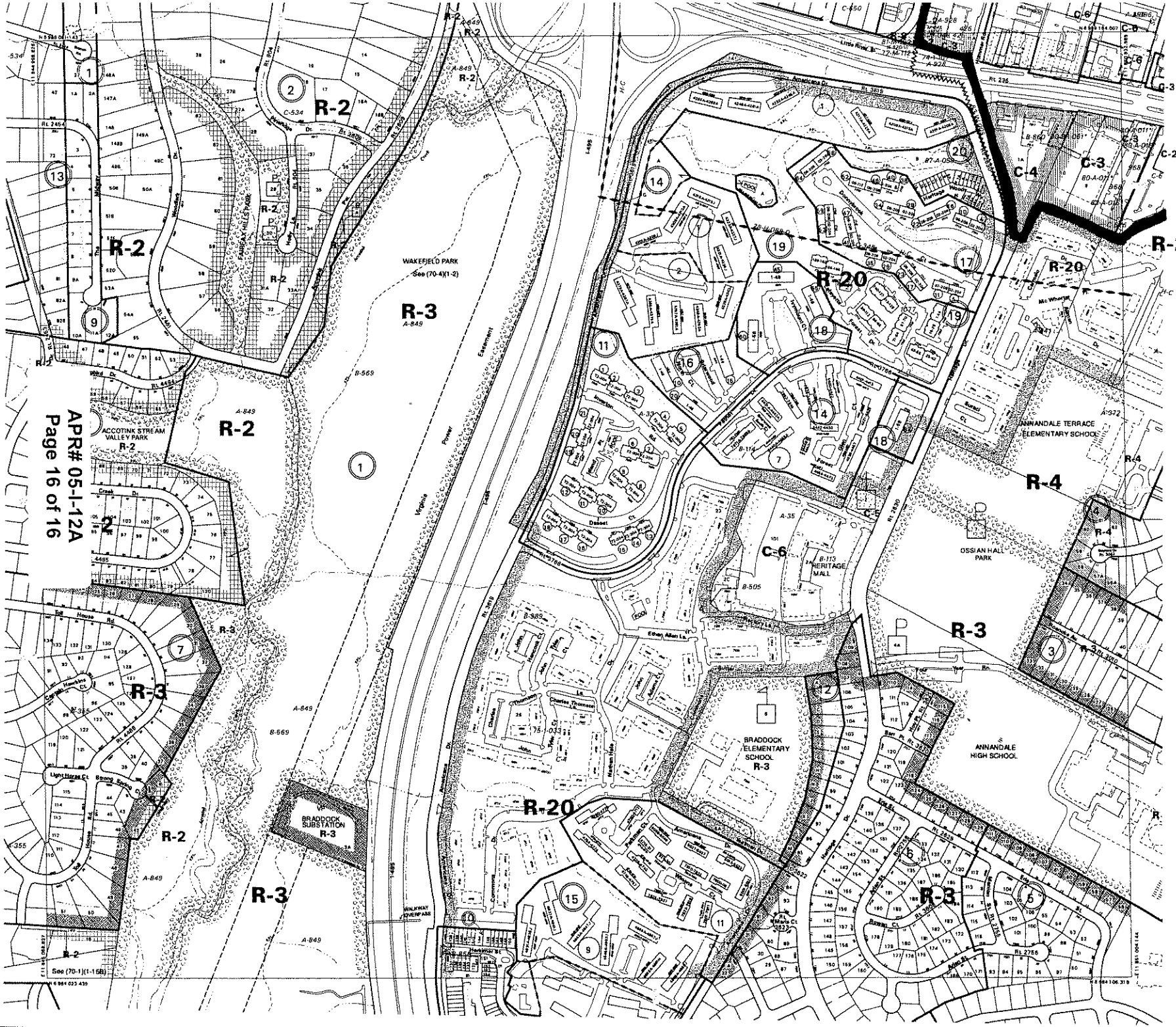
PROPERTY MAP
ZONIN
60-
Revised to: 0

GENERAL NOTES

ZONING
Prefixes and Constants

ADMINISTRATIVE INDEX

SHEET INDEX



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COUNTY OF FAIRFAX
1742
VIRGINIA

N

FEET

Map Aid is 50" X 75" based on USGS 1:24,000 scale 7 minute Quad. Virginia Coordinate System are of 1983 North Zone in U.S. feet based on 1983 High Precision GPS Network adjustment

National Geodetic Vertical Datum 1929

GENERAL NOTES

ZONING

Proffers and Covenants

The use or development of the property or properties subject of the rezoning application associated is restricted beyond the designated zoning district regulations by proffered conditions (*) or covenants (#). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 01/01/05 subsequent changes not reflected.

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70-1	70-2	71-1
70-3	70-4	71-3

SHEET INDEX

PROPERTY
ZONIN
70-
Revised to: 0

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Attachment II
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