

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

Date Received: _____
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

C/O Jobin Realty
Name: Marianne Bowen Daytime Phone: (703) 765-3001

Address: 5204 Dawes Ave, Alexandria, VA 22303

Nominator E-mail Address: Marianne @ MARS.com

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

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 table

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
(No) self employed Realtor / Jobin Realty

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: Braddock Lee Mason Mount Vernon Springfield

Total number of parcels nominated: 3

Total aggregate size of all nominated parcels (in acres and square feet): 62,108 sq. ft. _____ acres

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 1/2 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 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.

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/:**

IM 82 20115, 82 20115A Planned as open space
 IM 82 20116 - currently 2-3 DU/AC
 Current Plan Map Designation: Open Space of 2-3 DU/AC

Proposed Comprehensive Plan Designation:

3-4 DU/AC

Mixed Use	
<p>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.</p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
<p>* 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).</p>	

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**	
<p>** 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.</p>	

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 8½ x 11 inches. Maps in color will not be accepted.

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).

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 - September 21, 2005 to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC 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	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
82-2-01-0016	Oliver E. Viar	5524 South Quaker Lane	5524 South Quaker Alex VA 22303	LARGE 39,150	Oliver E. Viar
82-2-01-0015	Pancy Lee Viar	Sunset + Campbell (Cross Street)	6015 Clames DR Alex, VA 22310	19,800	Pancy Viar
82-2-01-0015A	Madeline (Formerly) Anderson	↓	5709 Indian court Alex, VA 22303	3,088 3,158	Madeline Crumbacker
"	Madeline (now) Crumbacker (and Louis Edward Anderson (deceased))	Unknown			

Marianne Bowen
5204 Dawes Ave
Alexandria, VA 22303

September 21, 2005-09-21

Fairfax County
Area Plans Review
12000 Governmental Center Pkwy. #330
Fairfax, VA 22035

Dear Plan reviews:

Proposal to have TM- 82-2-0115 and TM-82-2-0015A considered for 3-4 du/ac.
This open land is attached to TM 82-2-0116 which is 3-4 du/ac.

This is a request so that the development of a new structure can be considered for a multi family or single family home with the additional parcels that adjoined to be considered for residential development. Providing enough space to rebuild where existing structure is and give that structure enough land to follow zoning rules.

These parcels are attached to school ground and then attached to commercial land. Another reason being that the TM 82-2-0116 may have some value as common area or open area that may be needed for a plan submitted to provide a nursing home or elderly care home that may enjoy the open space.

Or the possibility that the home business of a land scaper would possibly be suitable for these sites for the open land to grow plants.

This property has a single home and is located in a established community, with a gold medal school and is part of the Woodrow Wilson Bridge take.

The owners have all given up their land for DPOT to construct. The owners would like to have the best opportunity possible in the future for their security.

If in deed I am able to assemble the street of Campbell Drive for development the open land would be an asset and necessity most likely in the countys approval for development.

If this development was geared towards lower cost housing we could keep more of our community workers in the area. I believe this could be possible with the cooperation of the owner and the public grants for community workers as well as the investor developer.

Please consider these opportunities and advise me.

Hada, JayJeev

From: marianne@mris.com
Sent: Friday, October 28, 2005 12:45 PM
To: Hada, JayJeev
Subject: Re: APR Nomination Clarification Request



reply (4 KB)

Please ammend the openspace to Public Park.

Please note that DTA records have not been updated to reflect the Department of Transportation take for the Woodrow Wilson Bridge Project.

Please let me know if I can submit additional parties to nomination.

I am interested in assembling Campbel Drive residents for future Town House or Row house for affordable housing for community workers. Teachers, Officers, Nurses.....

I was not aware that I had to include the parcels that I intended to contact owners for on a long term assemblage.

Please advise me as to what I will have to do if this nomination is continued.

Please advise as to the deadline on Withdrawl.

From: "Hada, JayJeev" <JayJeev.Hada@fairfaxcounty.gov>

Date: 2005/10/27 Thu PM 12:37:02 EDT

To: <marianne@MRIS.com>

Subject: APR Nomination Clarification Request

Marianne,

As discussed earlier, the following isssues require clarification.

1. The parcel acreages for your submitted nominations according to the DTA records are as follow:
 - Parcel 82-2((1))16 - 53496 Sq. Ft.
 - Parcel 82-2((1))15 - 25,033.9 Sq. Ft.
 - Parcel 82-2((1))15A - 10, 890 Sq. Ft.
2. The current Plan for the nominated area is PUBLIC PARK and not Open Space and 2-3 DU/AC as you have indicated.

Please confirm to these observations by replying to this email as early as possible for timely acceptance of your nomination. If you have questions please call me at 703 324 1353.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

-----Original Message-----

From: Hada, JayJeev
Sent: Thursday, October 20, 2005 11:06 AM
To: 'marianne@MRIS.com'
Subject: Clarification Letter

APR# 05-IV-2RH
Page 6 of 8

Marianne,

My name is Jayjeev Hada and I am the APR coordinator for Lee District. I have some concerns regarding your filed nomination. Please contact me at your earliest convenience at 703 324 1353.

Thank You.

Jayjeev Hada
Planner II
PD, DPZ

Hada, JayJeev

From: marianne@mris.com
Sent: Friday, November 11, 2005 4:59 PM
To: Hada, JayJeev
Subject: Re: APR Nomination Clarification Request



reply (4 KB)

I am confirming the current plan observed in your e-mail to continue the nomination process.

From: "Hada, JayJeev" <JayJeev.Hada@fairfaxcounty.gov>
Date: 2005/10/27 Thu PM 12:37:02 EDT
To: <marianne@MRIS.com>
Subject: APR Nomination Clarification Request

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