



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## Minutes

### **Meeting of the Chesapeake Bay Exception Review Committee**

December 7, 2017, 2:00 PM  
Herrity Building, Room 106  
12055 Government Center Parkway  
Fairfax, Virginia 22035

#### Attendance:

##### Committee Members in Attendance:

The Honorable James C. Chesley, Grant Sitta, Sherry Fisher, Chris Koerner, Howard Green, Anne Kanter, Elizabeth Martin, Sue Kovach Shuman.

##### Committee Members Not in Attendance:

Frank Crandall

##### Staff:

Prutha Rueangvivatanakij, Camylyn Lewis, Yosif Ibrahim, Eleanor Coddling (Director Compliance, Land Development Services), Mathew Hansen, Shahab Baig, Durga Kharel, Jessica Richardson, Brandy Mueller.

##### Applicant:

Greg Budnick.

##### Members of the Public:

Richard Rio, Roy Whitley, Chris Unger, Amy Gould, Saugita Punit, Farouksabir, J. T Kelly, Monica Billger.

Open: By Chris Koerner at: 2:00 p.m.

#### Meeting minutes:

The minutes of the meeting on May 3<sup>rd</sup>, 2017, were approved.

The draft minutes of the meeting on April 6<sup>th</sup>, 2017, will be emailed prior to the next meeting.

The Chairman asked the committee members to disclose any conflict of interest. The committee members confirmed that there are no conflicts of interest.

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**Department of Land Development Services**

12055 Government Center Parkway, Suite 659

Fairfax, Virginia 22035-5503

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**Public Hearing RPA Encroachment 2582-WRPA-006-1 and Water Quality Impact Assessment 2582-WQ-003-1 at 4104 Woodlark Drive, Annandale VA 22033; K2NC, LLC**

1. Staff (Prutha Rueangvivatanakij) made a short statement summarizing the issues before the committee in the current matter (see the attached **Staff Presentation**).
2. Greg Budnik, GJB Engineering, Inc., the applicant's engineer, made a statement in support of the application (see the **Statement in Support of the Application from Greg Budnik** below).
3. Richard Rio, owner of 4317 Woodlark Drive, made a statement neither in favor of nor against the application, but instead in favor of maintaining the 75' covenant which was followed by questions from the committee and public (see the **Statement from Richard Rio** below).
4. Chris Unger, Friends of Accotink Creek, made a statement in support of the Resource Protection Area (RPA) and the watershed, which was followed by questions from the committee (see the **Statement in Support of the RPA from Chris Unger** below).
5. Mr. Whitley, a non-Homeowner's Association (HOA) resident who lives off Ranch Road, made a statement against the application, which was followed by questions from the committee and public (see the **Statement against the application from Mr. Whitley** below).
6. Elizabeth Martin read Ms. Larocca's statement; Ms. Larocca was unable to attend the hearing. The written statement expresses concern over erosion of the stream (see the **Written Testimonies** below).
7. Questions (see the **Question on the Statements** below).
8. Staff presented the position of the Director (Prutha Rueangvivatanakij), and responded to Questions.
9. Greg Budnik, GJB Engineering, Inc., the applicant's engineer, gave a rebuttal (see the **Applicant's Rebuttal to the Position of the Director from Greg Budnick** below).
10. Committee Discussion.
11. The Chairman (Chris Koerner) closed the public hearing.
12. Further discussion amongst the committee.
13. There was a move to defer a decision to the next scheduled meeting (February 7<sup>th</sup>, 2018); the motion seconded. All but Anne Kanter voted in favor. See the **Motion** below.

Next meeting: Business meeting January, 2018 (date to be determined), regular meeting February 7<sup>th</sup>, 2018.

Adjourn: 4:30pm

**Statement in Support of the Application from Greg Budnick**

1. There is an approved grading plan and approved building permit with the house setback 35 feet from the front property line. An administrative exception was approved for the disturbance outside the seaward 50 feet. The approved grading plan minimizes the impacts to the RPA.
2. The grading plan and permit were approved prior to a Court injunction upholding a covenant requiring any structure be a minimum of 75 feet from the front property.

**Applicant's Rebuttal**  
**Greg Budnick**

### **Statement from Mr. Richard Rio**

The covenant setback must be upheld. The community has been insistent supporting the covenant. It took the owner 30 years to sell the property. The owner finally sold the property to K2NC, LLC, an affiliation of the franchise We Buy Ugly Houses. There is active litigation and the community intends to enforce the setback. There are many conflicting interests. Any decision would be a disaster.

### **Questions following Mr. Rio's statement**

1. Sherry Fisher requested clarification from the speaker that they intend to enforce the covenant over the RPA. Mr. Rio explained that the injunction is a temporary injunction; if the applicant does not get approval to construct in the RPA, the case will end up back in court.
2. Howard Green asked, "Has the homeowner's association had the opportunity to review the application?" Mr. Rio responded that the association has not met and reviewed this particular application. However, there have been numerous meetings and discussions regarding K2NC.
3. Sue Kovac Schuman asked, "How many homes are in the Civic Association, the opinion is your own, but you have discussed it with the other Civil Association members?" Mr. Rio responded that he is the plaintiff in the lawsuit.
4. James Chesley asked, "How many lots are in proximity to the creek?" Greg Budnick responded that there are really only two (2) additional buildable lots.
5. Sue Kovac Schuman asked Staff about the topography. Prutha Rueangvivatanakij responded that the hillside is located in the rear of the property and the front of the property is lower.
6. Amy Gould made a statement that there are nine (9) listings in the Multiple Listing Service (MLS). The MLS shows the RPA. Since 2003, the listing for this lot has been continuous. K2NC buys distressed properties. The 75-foot covenant was unavoidable. Ms. Gould asked a rhetorical question, "Why did the company submit plans when they knew about the covenant? Putting the property in the RPA is unjustifiable, the facts were very apparent, the variance route would be better." She expressed concern over flooding and building in the floodplain (see the **written testimonies** attachment for Ms. Gould's statement, pictures, and testimony).
7. Anne Kanter mentioned that variances were not allowed by the state.
8. Ms. Lewis explained that the covenant is a private covenant and the Board of Zoning Appeals (BZA) cannot grant a variance.
9. Mr. Green asked, "What is the height of the flood water?" It was acknowledged that the height of the flood water is noted on the plat.

### **Statement in Support of the RPA from Chris Unger**

Mr. Unger stated, "We need to strengthen and expand the RPA." He, also, expressed concern over flooding (see the photographs included in the **written testimonies** attachment).

### **Questions following Mr. Unger's Statement**

1. Anne Kanter stated, "They own the property. If you do not want them to build, you can buy the property. As it is, the setback, and restrictions on the property mean that all they can construct on the property is a double-wide trailer. They could sue the County for a taking. Organizations could buy the property. This is someone's property and they have rights."
2. Elizabeth Martin asked, "Are we required to approve this?" Anne Kanter responded, "If the property is unusable, this is a taking."

### **Statement against the Application from Mr. Whitley (Non-HOA resident).**

The topography is such that 25-30 % of the land is elevated. Mr. Whitley made a statement from a homeowner's perspective (see Mr. Whitley's statement in the **written testimonies** attached). The week before thanksgiving I heard a clearing, and received the notice of this public hearing. I was living there (his home off Ranch Road) when the sanitary line went in; I talked with the County engineer at that time, and was told that seven (7) feet of fill would be needed for the property to be built upon. Woodlark Drive is over washed seasonally (see the **photos of flooding** attached). There is a reason the property has not been built upon.

### **Questions following the Statements.**

1. Anne Kanter asked a question about the flooding. Mr. Whitley responded, "There is a significant volume, there is a small culvert at woodlark about 75-yards from Route 236. If the property is not elevated, the proposed property will flood."
2. In response to the statements, Mr. Rio said, "the covenant is a private covenant and is not itself enforceable by the County. Woodlark Drive floods several times each year. There is one property that is closer than 75 feet to Woodlark Drive; the corner of the garage encroaches. The double wide trailer statement is about right. It is and always has been an unbuildable lot. He has spent over \$20K in lawyer's fees to enforce the covenant; they will be enforced. He stated that the title company confirmed that the covenants were

known at the time of settlement, although the owner denies that they knew at the time of purchase.”

3. Amy Gould stated that the buyer is responsible to do their due diligence.
4. Ms. Billger posed a question. Mr. Rio responded, the Civic Association.

### **The Position of the Director and responses to Questions**

Staff (Prutha Rueangvivatanakij) presented the findings (see the attached **Staff Presentation**, the **Required Findings** (Attachment A of the Staff Report), the **Proposed Exception Conditions** (Attachment A of the Staff Report), and **a copy of the Urban Forest Management Division memorandum**). Note the correction to the deed book and page for the covenant (Deed Book S-14 (DB 357), Page 553).

### **Questions/discussion following the Position of the Director**

1. Anne Kanter asked for confirmation that the floodplain shown on the applicant’s plat is correct. Staff (Prutha and Camylyn) confirmed that the floodplain shown on the plat is the 100-year floodplain from the models developed by consultants for the county watershed plan. Staff (Yosif) explained that there is also a setback requirement; the building must be 15 feet away from the floodplain and elevated 18 inches above the floodwater surface elevation.
2. Elizabeth Martin expressed concern about the finding that the exception request is not based on conditions or circumstances that are self-created or self-imposed. Staff (Camylyn Lewis) explained that the lot was created before the RPA. Elizabeth Martin requested written guidance. Staff (Camylyn) responded that guidance would be sought from the County attorney’s office.
3. Elizabeth Martin questioned the water quality detriments. Staff (Durga) explained that plantings are provided to mitigate the impact to water quality.
4. Elizabeth Martin raised concern over the required findings in Chapter 118-6-6. Specifically, the minimum necessary to afford relief, not conferring special privileges, and not causing a degradation of water quality. She expressed concern for additional detail beyond that in the Staff Report.
5. James Chesley stated, “We are not looking at the bigger picture and cumulative effect.”
6. Anne Kanter responded, “The ordinance provides a provision to allow this development, how can we say we cannot allow this. We have to go by what the law is.”

7. Howard Green asked, “Can it be possible to shift orientation or reconfiguration of the house? Can the garage be relocated to the left? Can we revisit the house layout and reduce the impact? Will this increase the velocity of the stream and cause more erosion?”

**Applicant’s Rebuttal to the Position of the Director and response to questions from Greg Budnick**

- I (Mr. Budnick) concur with Staff’s recommendation.
- We (Mr. Budnick and the owner) have no objections to the development conditions in the staff report.
- Regarding the wetlands issue, the United States Army Corps of Engineers (USACE) jurisdictional determination confirms that the work is not in a wetland.
- The Hydrologic Engineering Center’s River Analysis System (HEC-RAS) software was used to study the risk of flooding. All the areas were included in the watershed plan modeling. I verified the County model from the Watershed Master Plan is accurate and that the proposed development will meet the floodplain regulations.
- This application is for the encroachment into the RPA. The next step would be to revise the grading plan.
- The property owner assumed that the 75-foot setback did not apply. The owner had a grading plan approved with the 35-foot setback. This applicant had no interest in sitting the house where currently proposed. The owner is not trying to play a game.
- The judge making the injunction was clear that the clearing was going to happen.
- We (Mr. Budnick and the owner) looked to see if the property could be kept out of the seaward 50 feet.
- Clarification of the approved plan with the 35 feet setback in comparison with the application proposed with this exception and how it impacts trees.
- There are two reasons why the application is filed: because of the 75-foot covenant recorded in 1941, and the RPA imposed in 1993. Neither of which were to do with the applicant. The applicant is not asking for forgiveness, but for permission.
- Have we to put this house in the RPA, it is in the best possible location to minimize the RPA encroachment.
- This is a reasonable size home for this lot.
- The proposed reforestation is the maximum, if there are any more trees planted on this property than proposed it will impact the existing trees.
- The application is reasonable, and we have met the standards for your committee to approve the application.

- Questions?
  - Anne Kanter asked, “Please write out the statement for the floodplain” (see **Greg Budnick’s written statement** below).
  - Ellie Coddington explained the condition, “Self-imposed.” An example of a self-imposed condition would be to have built a pool in the front yard and wanting it to go in the back. The county is tasked to look at the requested encroachment as a whole. The committee is tasked to look at the criteria in chapter 118. The covenant is a private covenant and there is no relief that can be given by the county. The only relief is that which can be given by this process.

### **Committee Discussion**

1. Elizabeth Martin asked about the self-imposed condition and the front yard. Ellie Coddington responded, “The reason for the exception is to provide relief for lots such as this. Should it matter as owners come into play later, that lot was designed to have a house.”
2. Chris Koerner explained that the committee has 3 options: approve, disapprove, and delay to a certain date.
3. Howard Green stated, “The applicant has a duty to get as far out of the RPA as possible. The applicant has the latitude to consider a structure that is outside the 50-foot setback. The applicant could work to try and stay out of the seaward 50 feet.
4. There was discussion about what is self-imposed. Staff responded that guidance could be given by the County Attorney’s office.
5. Anne Kanter’s response to Elizabeth Martin, “an Architect designed home drives up the cost. I don’t know that we can demand that the owner have a designer home.”
6. Monica Billger asked a question about the plantings. Camylyn Lewis responded that the proposed plantings are the maximum that could be planted, for more information see the attached **UFMD Memo**.
7. Grant Sitta asked, “If we were sure the litigation was over? I am concerned whether we can say granting the exception is the minimum necessary to afford relief if the 75-ft. setback doesn’t stand.”
8. Committee discussed the open litigation, and questioned if they could make a decision. The committee requested a copy of the case, and an injunction order.
9. Mr. Rio stated that there is a temporary injunction pending negotiations with the parties. Mr. Rio refused to write his statement.
10. Greg Budnick stated, “The only litigation against the LLC is the decree by the judge.” Mr. Rio would like the applicant to pay the legal fees.



11. Staff expressed that they would like to get the County Attorney's opinion.
12. Chris Koerner requested that the County Attorney provide guidance on:
  - The implications of the temporary injunction on our ability to make a decision.
  - The latitude that the committee has in interpreting the criteria.  
Specifically:
    - Confer upon the applicant any special privileges.
    - Any exception is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality.
    - Any exception request is not based upon conditions or circumstances that are self-created or self-imposed.
    - Conditions are imposed, as warranted, that will prevent the allowed activity from causing degradation of water quality.

**Written Testimonies**

J:\LDS\Divisions\_&\_Branches\SDID\Stormwater\ERC\Public Hearing  
Exceptions\Fairfax Hills Sec 1 Lot 42 2582-WRPA-006-1 & 2582 WQ-003-1\2 –  
Correspondence

**Motion**

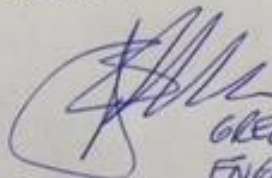
Move to defer decision until next meeting of the committee.

Delay is due to:

1. The case may still be under litigation between private parties.
2. The Lee District Member did not receive materials.
3. To allow time for the applicant to consider reconfiguring the lot to remove it from the RPA seaward 50 feet.
4. Allow time for the Committee to consult the County Attorney:
  - Implications of the temporary injunction
  - Latitude for the committee to interpret criteria.

**Greg Budnick's Statements**

I, GREG BUDNIK, AS REPRESENTATIVE  
FOR THE APPLICANT, AM UNAWARE OF ANY  
PENDING LITIGATION ON THE PROPERTY OR  
AGAINST THE PROPERTY OWNER RELATIVE TO  
THIS MATTER OTHER THAN THE ADJUDGED  
TEMPORARY INJUNCTION IN THE STAFF REPORT.

 12-6-17  
GREG BUDNIK  
ENGINEER FOR APPLICANT  
GIB ENGINEERING INC.

12-6-17

→ ADDITIONAL DEVELOPMENT CONDITION  
RECOMMENDED BY APPLICANT

THE APPLICANT SHALL COMPLY WITH THE  
FAIRFAX COUNTY ORDINANCE (ZONING ORDINANCE  
ARTICLE 2-900) AND SHALL DEMONSTRATE, TO  
THE SATISFACTION OF COUNTY LDS STAFF, SUCH  
COMPLIANCE AS PART OF THE REQUIRED  
GRADING PLAN.

BY GREG BUDNIK  
ENGINEER FOR APPLICANT

Thank you for the opportunity to register a protest of this exemption request. I have come to this conclusion based on my research of the following:

1. This parcel was listed for sale extensively during the period of 2003-2015. I have 9 listings documenting this and I would like to submit them. In almost all of the listings it was mentioned that this parcel was in an RPA.
2. This applicant appears to have purchased this parcel at a dramatically discounted price of \$399,900 in 2015. Any reference to a 75' setback would have been included in the covenants which are normally uncovered in a regular title search at the time of purchase.
3. This applicant appears to have ignored this setback requirement when presenting the plan to the County for approval. Was this because they thought an HOA did not exist so there would be no enforcement of this requirement?
4. Why did the applicant not request a variance from the Board of Zoning Appeals to allow for a modification to set-back requirement rather than attempt to obtain an exemption under the Chesapeake Bay Ordinance? That would be preferable to this precedent of allowing the build inside the 50' buffer zone.
5. This applicant is a home-building and real estate related entity who should have known better. It was no surprise that this property was so encumbered but they made their choice to buy this and to ignore the setback requirement set forth in the covenants.

I would like to note that public monies are being used for stream restoration all along Accotink Creek from the tributaries downward to begin the process of correcting its impaired status. This type of development along a tributary so close to the areas being restored is a puzzling development and precedent. While I understand there is a right to seek remedy to the RPA condition, this particular area is a low point collecting water from Pineridge and Duncan and off of Little River Turnpike. The Church across the street has a stormwater facility but I've been told by staff in Stormwater Planning that this is a flashy area, meaning the water will collect very quickly when it rains.

Meanwhile the current owners will have sold this parcel and taken their profit on to other challenges leaving an unsuspecting buyer to deal with the water and even more volume of water being targeted down Accotink Creek.

I live in Annandale on the inside of the beltway in an area similar to this one that was built between 1984-1987 before the Chesapeake Bay rules were imposed. Speaking from personal experience when it rains the water flow is epic and is a constant challenge to keep it from damaging property and eroding surrounding hillsides.

If this application does go forward, I would recommend extensive mitigation measures be implemented. Restoration of the wooded area with native plants, and consistent replanting of any plant material that fails during a minimum of one year, watershed friendly yard with no grass, and no impervious asphalt be allowed to prevent further runoff from occurring as well since lawn and pavement have the same environmental benefit from a stormwater perspective and to allow for as much pervious surface as possible. Additionally, I believe these builders should buy the remaining parcels

surrounding this one and place them in a conservation easement to prevent further development in the future. So much damage has already been done with clearing and the owners should be required to restore what is possible to restore.

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The situation is very much of the applicant's own making. The applicant is not the original owner of this property. The applicant did not innocently purchase this property before the existence of the Chesapeake Bay Ordinance or Resource Protection Areas. The applicant is an investment company specializing in real estate development. The applicant was fully informed of the environmental restrictions on the property and the importance of those restrictions to preserve the health of our streams and the Chesapeake Bay. Nonetheless, the applicant chose to purchase this particular property knowing their financial gain would come at the expense of the Chesapeake Bay.

Further, as a commercial entity specialized in real estate development, the applicant should have reasonably been expected to discover the covenant restrictions in the normal course of pre-purchase due diligence.

The applicant's intention is clearly to sell the property as soon as possible and leave others to deal later with the problems of flooding and environmental degradation.

The damage to the watershed is not insignificant. This decision is not made in a vacuum. It is a cumulative addition to all the other impositions on our watersheds, each with its own justification, each with its own claim to cause no significant degradation. Each road widening, each trail paving, each and every replacement of wooded habitat with pavement pushes our watersheds just that much closer to the edge.

A decision in favor of the applicant may be expected to cascade very soon, as this is just one of four side-by-side undeveloped properties along Woodlark Drive, each nearly identical in size and its relationship to both the street and the stream.

The Committee is being asked to consider and decide between two conflicting restrictions on the use of this property. One restriction is the Resource Protection Area, based on science and the unquestionable need to preserve the health of our streams and the Chesapeake Bay. The other restriction is the covenant, an arbitrary limitation intended to provide subjective benefits, conceived at a time when all the harms befalling the Chesapeake Bay were little understood. The covenant must yield to the duty to preserve our natural heritage, just as whites-only covenants of the same period have yielded to the demands of social justice.

No actual (as opposed to theoretical) injury to anyone will occur if the covenant is waived. In contrast, very real and everlasting damage will be caused by encroachment upon the Resource Protection Area.

We urge the Committee to deny the application and direct the applicant to seek legal remedies to lift the covenant.

# Ms. Gould's Statement

## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

FX4174795 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 - 2342

Full Listing  
Lot-Land



**Status:** EXPIRED

Listing Type: Excl. Right  
Auction:

**List Price:** \$1,100,000  
Transaction Type: Standard

Incorporated City/Town:  
Adv. Subdivision: FAIRFAX HILLS  
Legal Subdivision: FAIRFAX HILLS  
Election District:

**Tax ID#:** [59-4-10--42](#)

**Lot AC/SF:** 1.900 / 82,764

Elementary: WAKEFIELD FOREST

**Total Taxes:** \$191

Middle: POE

Area: 8-2  
**HOA Fee:**

High: ANNANDALE

**Showing Instructions:** Call 1st-Lister

#### Directions:

I-495: Exit 236 West (Little River Tpke) Approx 1/4 Mile To Woodlark On Left

#### REMARKS:

General/Agent:

Two beautiful, wooded estate building lots totalling 1.9 acres. Zoned R-2 Beautifully wooded with stream. Electric and gas at site and water across the road. County sewer available.

Internet/Public:

#### EXTERIOR

Lot Sqft/Acres: 82,764/1.900

Perc Type:

Building Permits: Other

Development Status: Utilities W/I 50'

Exterior Features:

Lot Description: Backs to Trees, Corner Lot, Stream/creek, Trees/Wooded

Potential Use: Residential

Present Use: Residential

Roads:

Road Frontage:

Soil Types:

Special Permits:

Topography:

Transportation:

View/Exposure: Trees

Building Sites/Lots:

# Perc Sites:

Lot Dimensions: x x

# Bedroom Percs:

#### UTILITIES

Heating Fuel: Electric, Natural Gas, Natural Gas Available

Cooling Fuel:

Water: Public

Sewer/Septic: Public Sewer

Slips: Docks:

Community Slips:

Community Docks:

#### FINANCIAL INFORMATION

Earnest Money:

Possession: Settlement

#### Assessments:

Land: \$15,500

**Total Taxes:** \$191

City/Town:

Tap:

HOA Fee:

Other Fees:

Special Assessment:

Special Assessment2:

Water/Sewer Hook-up Fee:

Project Approved:

Improvements: \$

Tax Year: 2001

Total Tax Assessment: \$15,500

Refuse Fee:

Special Tax: \$

Frequency:

Frequency:

Remaining:

Remaining:

Year Assessed: 2001

State/County: \$191

Front Foot Fee:

Current Financing:

First Trust Balance:

First Trust Org. Date:

Second Trust Balance:

Second Trust Org. Date:

First Trust PI

First Trust Years Remain:

Second Trust PI:

Second Trust Years Remain:

1st Trust Interest Rate:

2nd Trust Interest Rate:

New Financing:

Cash To Assume:

Years:

Private Financing Amount:

Amortized Years:

InterestRate:

Balloon Years:

Rent Income:

Community Fee Includes:

Community Amenities:

Community Rules:

Community Management:

HOA: No

Rental Year:

HOA Fee:

HOA Payment Freq:

#### LEGAL INFORMATION

Tax Map #:

Section: 1

Liber #:

Lot: 42

Phase:

Folio #: 594

Block/Square:

Parcel Number:



Zoning Code: 120  
Disclosures: Build to Suit  
Contract Info:

Master Plan Zoning:

Historic Designation ID:

**OWNER**

Owner 1: DOLLYNA PERRY

Owner 2:

Home: (703) 280-4611

Office:

Home:

Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** June Rodgers

Home: (703) 281-3830

Agent Office: (703) 281-3830

Voice Mail: Ext:

Home Fax: (866) 744-5228

Pager:

Cell: (703) 281-3860

**Broker Name:** RE/MAX Xecutex

Broker Address: 2911 Hunter Mill Rd 101, Oakton, VA 22124

Broker Code: RMAX13

Office Phone: (703) 281-1000

Office Fax: (703) 938-4227

**COMPENSATION**

Sub-Agent Compensation: 3%

Additional Compensation:

Buyer Agent Commission: 3%

Variable Rate : No

Dual Agency: Yes

Designated Rep: Yes

Listing Date: 02-Apr-2002

Update Date: 25-Oct-2005

Update Type: PRICE

Original List Price: \$1,100,000

Prior List Price: \$1,200,000

Status Change Date: 29-Sep-2002

Total Photos: 1

DOMM: 181

DOMP: 181

Off Mkt Date: 29-Sep-2002

Advertising: IDX-PUB

**SOLD INFORMATION**

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

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

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

**Full Listing**  
Lot-Land

FX4542438 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 - 2342



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**Legal Subdivision:** FAIRFAX HILLS  
**Election District:**

**Tax ID#:** 59-4-10--42  
**Lot AC/SF:** 1.030 / 45,000  
**Elementary:** WAKEFIELD FOREST

**Total Taxes:** \$279  
**Middle:** POE

**Area:** 8-2  
**HOA Fee:**  
**High:** ANNANDALE

**Showing Instructions:** Call 1st-Lister

**Directions:**  
495, Exit Little River, West 1/4 Mile, Sign

**REMARKS:**  
General/Agent:

**Internet/Public:**  
Super location, 2 minutes to Beltway Hwy 495. Two lots Sold together see listing for address: 820 little rvr adjoining. total 1.90 acre high-end home region. zone R2.Engineering topography partially completed. public record incorect. building lots available subject to builder plans and county. new price reflects quick closing 30 day request by seller with no contgncy

#### EXTERIOR

**Lot Sqft/Acres:** 45,000/1.030  
**Perc Type:**  
**Building Permits:** Other  
**Development Status:** Raw Land  
**Exterior Features:**  
**Lot Description:**  
**Potential Use:** Residential  
**Present Use:** Residential, Other  
**Roads:**  
**Road Frontage:**  
**Soil Types:**  
**Special Permits:**  
**Topography:**  
**Transportation:**  
**View/Exposure:**

**Building Sites/Lots:**  
**# Perc Sites:**

**Lot Dimensions:** x x  
**# Bedroom Percs:**

#### UTILITIES

**Heating Fuel:** Natural Gas Available  
**Cooling Fuel:**  
**Water:** Public Hook Up Available  
**Sewer/Septic:** Public H/U Avail  
**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### FINANCIAL INFORMATION

**Earnest Money:**  
**Possession:** Immediate, Negotiable

**Assessments:**  
**Land:** \$23,000  
**Total Taxes:** \$279  
**City/Town:**  
**Tap:**  
**HOA Fee:**  
**Other Fees:**  
**Special Assessment:**  
**Special Assessment2:**  
**Water/Sewer Hook-up Fee:**

**Project Approved:**

**Improvements:** \$  
**Tax Year:** 2002  
**Total Tax Assessment:** \$23,000  
**Refuse Fee:**  
**Special Tax:** \$  
**Frequency:**  
**Frequency:**  
**Remaining:**  
**Remaining:**

**Year Assessed:** 2002  
**State/County:** \$278  
**Front Foot Fee:**

**Current Financing:**  
**First Trust Balance:**  
**First Trust Org. Date:**  
**Second Trust Balance:**  
**Second Trust Org. Date:**

**First Trust PI**  
**First Trust Years Remain:**  
**Second Trust PI:**  
**Second Trust Years Remain:**

**1st Trust Interest Rate:**  
**2nd Trust Interest Rate:**

**New Financing:**  
**Cash To Assume:**  
**Years:**

**Private Financing Amount:**  
**Amortized Years:**

**InterestRate:**  
**Balloon Years:**

**Rent Income:**  
**Community Fee Includes:**  
**Community Amenities:**  
**Community Rules:**  
**Community Management:**  
**HOA:**No

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

#### LEGAL INFORMATION

**Tax Map #:**  
**Section:** 1

**Lot:** 42  
**Phase:**

**Block/Square:**  
**Parcel Number:**

Liber #:  
Zoning Code: 120  
Disclosures: Prop Disclaimer  
Contract Info:

Folio #: 594  
Master Plan Zoning:

Historic Designation ID:

**OWNER**

Owner 1: D PERRY

Owner 2:

Home: (999) 999-9999  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Ray Hamilton

Home: (703) 801-0574  
Agent Office: (703) 801-0574  
Voice Mail: Ext:

Home Fax: (703) 991-4911  
Pager:  
Cell: (703) 801-0574

**Broker Name:** Fairfax Realty, Inc.  
Broker Address: 7611 Little River Tpke Ste# 101W, Annandale, VA 22003

Broker Code: FXR1  
Office Phone: (703) 533-8660  
Office Fax: (703) 533-8665

**COMPENSATION**

Sub-Agent Compensation: 3  
Additional Compensation:

Buyer Agent Commission: 3  
Variable Rate : No

Dual Agency: Yes  
Designated Rep: Yes

Listing Date: 16-Jun-2003  
Update Date: 25-Oct-2005  
Update Type: DOMP

Original List Price: \$1,250,000  
Prior List Price: \$1,250,000  
Status Change Date: 03-Oct-2003  
Total Photos: 1

DOMM: 93  
DOMP: 93  
Off Mkt Date: 03-Oct-2003  
Advertising: IDX-PUB

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

FX4720875 - FAIRFAX  
4104 WOODLARK DRIVE, ANNANDALE, VA 22003 - 2342

**Full Listing**  
Lot-Land



**Status:** EXPIRED

**Listing Type:** Excl. Right  
**Auction:**

**List Price:** \$999,999  
**Transaction Type:** Standard

**Incorporated City/Town:**  
**Adv. Subdivision:** FAIRFAX HILLS  
**Legal Subdivision:** FAIRFAX HILLS  
**Election District:**

**Tax ID#:** [59-4-10--42](#)  
**Lot AC/SF:** 1.030 / 44,867  
**Elementary:**

**Total Taxes:** \$267  
**Middle:**

**Area:** 8-2  
**HOA Fee:**  
**High:**

**Showing Instructions:** Call 1st-Lister

#### **Directions:**

From I495, West On Little River Turnpike, Left On Woodlark Drive, Property On Right

#### **REMARKS:**

**General/Agent:**  
Beautiful undeveloped land 2 blocks from Capital Beltway. Two lots sold together. Wooded with a stream. Lot 1 with .863. Lot 42 with 1.033. Zoned R-2. Gas, water, county sewer, and electric available. Seller states there are 4 sites available, frontal for three large houses, 3 can be built under grandfather clause of RPA. Space for 3-4 pool houses. Call lister prior to walking site.

#### **Internet/Public:**

Beautiful undeveloped land 2 blocks from Capital Beltway. Two lots sold together. Wooded with a stream. Lot 1 with .863. Lot 42 with 1.033. Zoned R-2. Gas, water, county sewer, and electric available. Seller states there are 4 sites available, frontal for three large houses, 3 can be built under grandfather clause of RPA. Space for 3-4 pool houses. Call lister prior to walking site.

#### **EXTERIOR**

**Lot Sqft/Acres:** 44,867/1.030  
**Perc Type:**  
**Building Permits:** No Building Permits  
**Development Status:** Raw Land  
**Exterior Features:**  
**Lot Description:** Stream/creek, Trees/Wooded  
**Potential Use:** Residential  
**Present Use:** Office  
**Roads:**  
**Road Frontage:**  
**Soil Types:**  
**Special Permits:**  
**Topography:**  
**Transportation:**  
**View/Exposure:**

**Building Sites/Lots:**  
**# Perc Sites:**

**Lot Dimensions:** x x  
**# Bedroom Percs:**

#### **UTILITIES**

**Heating Fuel:** None  
**Cooling Fuel:** None  
**Water:** None  
**Sewer/Septic:** Other  
**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### **FINANCIAL INFORMATION**

**Earnest Money:**  
**Possession:** Settlement

**Project Approved:**

**Assessments:**  
**Land:** \$23,000

**Total Taxes:** \$267  
**City/Town:**  
**Tap:**  
**HOA Fee:**  
**Other Fees:**  
**Special Assessment:**  
**Special Assessment2:**  
**Water/Sewer Hook-up Fee:**

**Improvements:** \$  
**Tax Year:** 2003  
**Total Tax Assessment:** \$23,000  
**Refuse Fee:**  
**Special Tax:**  
**Frequency:**  
**Frequency:**  
**Remaining:**  
**Remaining:**

**Year Assessed:** 2003  
**State/County:** \$267  
**Front Foot Fee:**

**Current Financing:**  
**First Trust Balance:**  
**First Trust Org. Date:**  
**Second Trust Balance:**  
**Second Trust Org. Date:**

**First Trust PI**  
**First Trust Years Remain:**  
**Second Trust PI:**  
**Second Trust Years Remain:**

**1st Trust Interest Rate:**  
**2nd Trust Interest Rate:**

**New Financing:**  
**Cash To Assume:**  
**Years:**

**Private Financing Amount:**  
**Amortized Years:**

**InterestRate:**  
**Balloon Years:**

**Rent Income:**  
**Community Fee Includes:**  
**Community Amenities:**  
**Community Rules:**  
**Community Management:**  
**HOA:**No

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

**LEGAL INFORMATION**

Tax Map #: 0594 10 0042  
Section: 1  
Liber #:  
Zoning Code: 120  
Disclosures: Prop Disclaimer  
Contract Info:

Lot: 42  
Phase:  
Folio #:  
Master Plan Zoning:

Block/Square:  
Parcel Number:  
Historic Designation ID:

**OWNER**

Owner 1: DOLLYNA PERRY

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Jessie Braudaway

Home: (703) 405-4194  
Agent Office: (703) 922-4010  
Voice Mail: (703) 822-2328 Ext:

Home Fax:  
Pager:  
Cell: (703) 405-4194

**ALTERNATE AGENT**

**Alt Agent:** Brandy Stearns

Home: (703) 730-0023  
Office: (703) 922-4010  
Voice Mail: (703) 822-2329 Ext:

Home Fax:  
Pager:  
Cell: (703) 405-8155

**Broker Name:** Century 21 New Millennium

**Broker Address:** 5990 Kingstowne Towne Center Ctr, Alexandria, VA 22315

Broker Code: CENT2001  
Office Phone: (703) 922-4010  
Office Fax: (703) 922-7888

**COMPENSATION**

Sub-Agent Compensation: 3  
Additional Compensation:

Buyer Agent Commission: 3  
Variable Rate : No

Dual Agency: Yes  
Designated Rep: Yes

Listing Date: 12-Jan-2004  
Update Date: 25-Oct-2005  
Update Type: DOMP

Original List Price: \$999,999  
Prior List Price:  
Status Change Date: 10-Apr-2004  
Total Photos: 1

DOMM: 89  
DOMP: 89  
Off Mkt Date: 10-Apr-2004  
Advertising: IDX-PUB

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

FX4912059 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 - 2342

**Full Listing**  
Lot-Land



**Status:** EXPIRED

Listing Type: Excl. Agency  
Auction:

**List Price:** \$687,500  
Transaction Type: Standard

Incorporated City/Town:  
Adv. Subdivision: FAIRFAX HILLS  
Legal Subdivision: FAIRFAX HILLS  
Election District: 3

**Tax ID#:** [59-4-10--42](#)  
**Lot AC/SF:** 1.030 / 44,867  
Elementary:

**Total Taxes:** \$290  
Middle:

Area:8-2  
**HOA Fee:**  
High:

**Showing Instructions:** Call 1st-Lister

#### **Directions:**

I495: Exit 236 West (Little River Turnpike)-1/4 Mile To Woodlark On Left

#### **REMARKS:**

General/Agent:

Two beautiful wooded adjoining lots, zoned R-2, 1.9 acres in size, located 2 blks outside the Capitol Beltway. All utilities available including public water and sewer.Buildable under the grandfather clause of RPA.Both lots together are \$1,375,000 (adjacent lot on Little River Turnpike).

Internet/Public:

Two beautiful wooded adjoining lots, zoned R-2, 1.9 acres in size, located 2 blks outside the Capitol Beltway. All utilities available including public water and sewer.Buildable under the grandfather clause of RPA.Both lots together are \$1,375,000 (adjacent lot on Little River Turnpike).

#### **EXTERIOR**

Lot Sqft/Acres: 44,867/1.030  
Perc Type:  
Building Permits: No Building Permits  
Development Status: Utilities W/I 50'  
Exterior Features:  
Lot Description:  
Potential Use: Residential  
Present Use: Residential  
Roads:  
Road Frontage:  
Soil Types:  
Special Permits:  
Topography:  
Transportation:  
View/Exposure:

Building Sites/Lots: 2  
# Perc Sites:

Lot Dimensions: x x  
# Bedroom Percs:

#### **UTILITIES**

Heating Fuel: Natural Gas Available  
Cooling Fuel: Electric  
Water: Public, Public Hook Up Available  
Sewer/Septic: Public H/U Avail, Public Sewer  
Slips: Docks:

Community Slips:

Community Docks:

#### **FINANCIAL INFORMATION**

Earnest Money:  
Possession: Settlement

#### **Assessments:**

Land: \$25,000  
**Total Taxes:** \$290  
City/Town:  
Tap:  
HOA Fee:  
Other Fees:  
Special Assessment:  
Special Assessment2:  
Water/Sewer Hook-up Fee:

Project Approved:

Improvements: \$  
Tax Year: 2003  
Total Tax Assessment: \$25,000  
Refuse Fee:  
Special Tax: \$  
Frequency:  
Frequency:  
Remaining:  
Remaining:

Year Assessed: 2003  
State/County: \$290  
Front Foot Fee:

Current Financing:

First Trust Balance:  
First Trust Org. Date:  
Second Trust Balance:  
Second Trust Org. Date:

First Trust PI  
First Trust Years Remain:  
Second Trust PI:  
Second Trust Years Remain:

1st Trust Interest Rate:  
2nd Trust Interest Rate:

New Financing:

Cash To Assume:  
Years:

Private Financing Amount:  
Amortized Years:

InterestRate:  
Balloon Years:

Rent Income:

Community Fee Includes:  
Community Amenities:  
Community Rules:  
Community Management:  
HOA:No

Rental Year:

HOA Fee:

HOA Payment Freq:

#### **LEGAL INFORMATION**

Tax Map #: 0594 10 0042

Lot: 42

Block/Square:

Section: 1  
Liber #:   
Zoning Code: 120  
Disclosures: Build to Suit, Exempt - Disclosure/Disclaimer  
Contract Info:

Phase:  
Folio #: 594  
Master Plan Zoning:

Parcel Number:  
  
Historic Designation ID:

**OWNER**

Owner 1: THRU LISTER

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** June Rodgers

Home: (703) 281-3830  
Agent Office: (703) 281-3830  
Voice Mail: Ext:

Home Fax: (866) 744-5228  
Pager:  
Cell: (703) 281-3860

**Broker Name:** RE/MAX Xecutex

Broker Address: 2911 Hunter Mill Rd 101, Oakton, VA 22124

Broker Code: RMAX13  
Office Phone: (703) 281-1000  
Office Fax: (703) 938-4227

**COMPENSATION**

Sub-Agent Compensation: 0  
Additional Compensation:

Buyer Agent Commission: 3%  
Variable Rate : No

Dual Agency: Yes  
Designated Rep: Yes

Listing Date: 13-Jul-2004  
Update Date: 25-Oct-2005  
Update Type: DOMP

Original List Price: \$687,500  
Prior List Price:  
Status Change Date: 01-Oct-2004  
Total Photos: 1

DOMM: 80  
DOMP: 80  
Off Mkt Date: 01-Oct-2004  
Advertising: IDX-PUB

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

FX5433895 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 -

**Full Listing**  
Lot-Land



**Status:** WITHDRN

**Listing Type:** Excl. Right  
**Auction:**

**List Price:** \$800,000  
**Transaction Type:** Standard

**Incorporated City/Town:**  
**Adv. Subdivision:** FAIRFAX HILLS  
**Legal Subdivision:** FAIRFAX HILLS  
**Election District:**

**ADC Map Coord:** 15A13

**Tax ID#:** [59-4-10--42](#)  
**Lot AC/SF:** 1.030 / 44,867  
**Elementary:** WAKEFIELD FOREST

**Total Taxes:**  
**Middle:** POE

**Area:** 8-2  
**HOA Fee:**  
**High:** ANNANDALE

**Showing Instructions:** Call 1st-Lister

#### Directions:

495 To Little River Turnpike West, Left-Woodlark Dr. One Lot Is One Little River And The Other Is One Woodlark Dr.

#### REMARKS:

**General/Agent:**  
Two buildable lot minutes from the Beltway. Lots are being sold together for \$1.6million. Total acreage is 1.9. Opportunity to build 4 homes.  
Gas, sewer and water to property. Please drive by but do not walk on lot without LA.

#### Internet/Public:

Two buildable lot minutes from the Beltway. Lots are being sold together for \$1.6million. Total acreage is 1.9. Opportunity to build 4 homes.  
Gas, sewer and water to property. Please drive by but do not walk on lot without LA.

#### EXTERIOR

**Lot Sqft/Acres:** 44,867/1.030  
**Perc Type:**  
**Building Permits:** No Building Permits  
**Development Status:** Utilities at Site  
**Exterior Features:**  
**Lot Description:**  
**Potential Use:** Residential  
**Present Use:** Residential  
**Roads:**  
**Road Frontage:**  
**Soil Types:**  
**Special Permits:**  
**Topography:**  
**Transportation:**  
**View/Exposure:**

**Building Sites/Lots:**  
**# Perc Sites:**

**Lot Dimensions:** x x  
**# Bedroom Percs:**

#### UTILITIES

**Heating Fuel:** Electric, Natural Gas Available  
**Cooling Fuel:**  
**Water:** Public  
**Sewer/Septic:** Public Sewer  
**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### FINANCIAL INFORMATION

**Earnest Money:**  
**Possession:** Settlement

**Project Approved:**

#### Assessments:

**Land:**  
**Total Taxes:**  
**City/Town:**  
**Tap:**  
**HOA Fee:**  
**Other Fees:**  
**Special Assessment:**  
**Special Assessment2:**  
**Water/Sewer Hook-up Fee:**

**Improvements:**  
**Tax Year:**  
**Total Tax Assessment:**  
**Refuse Fee:**  
**Special Tax:**  
**Frequency:**  
**Frequency:**  
**Remaining:**  
**Remaining:**

**Year Assessed:**  
**State/County:**  
**Front Foot Fee:**

**Current Financing:**  
**First Trust Balance:**  
**First Trust Org. Date:**  
**Second Trust Balance:**  
**Second Trust Org. Date:**

**First Trust PI**  
**First Trust Years Remain:**  
**Second Trust PI:**  
**Second Trust Years Remain:**

**1st Trust Interest Rate:**  
**2nd Trust Interest Rate:**

**New Financing:**  
**Cash To Assume:**  
**Years:**

**Private Financing Amount:**  
**Amortized Years:**

**InterestRate:**  
**Balloon Years:**

**Rent Income:**  
**Community Fee Includes:**  
**Community Amenities:**  
**Community Rules:**  
**Community Management:**  
**HOA:No**

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

#### LEGAL INFORMATION

**Tax Map #:**

**Lot:**

**Block/Square:**



Section:  
Liber #:  
Zoning Code: R-2  
Disclosures: Prop Disclaimer  
Contract Info:

Phase:  
Folio #:  
Master Plan Zoning:

Parcel Number:  
Historic Designation ID:

**OWNER**

Owner 1: DOLLYNA PERRY

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Casey Margenau

Home: (703) 827-5777  
Agent Office: (703) 442-8600  
Voice Mail: (703) 827-5777 Ext: 100

Home Fax: (703) 827-5779  
Pager:  
Cell: (703) 851-2600

**Broker Name:** RE/MAX Distinctive Real Estate, Inc.  
Broker Address: 1307 Dolley Madison Blvd, McLean, VA 22101

Broker Code: RMAX5  
Office Phone: (703) 821-1840  
Office Fax: (703) 893-4505

**COMPENSATION**

Sub-Agent Compensation: 3%  
Additional Compensation:

Buyer Agent Commission: 3%  
Variable Rate : No

Dual Agency: No  
Designated Rep: Yes

Listing Date: 25-Oct-2005  
Update Date: 22-Dec-2005  
Update Type: OTHER

Original List Price: \$800,000  
Prior List Price:  
Status Change Date: 22-Dec-2005  
Total Photos: 1

DOMM: 58  
DOMP: 58  
Off Mkt Date: 22-Dec-2005  
Advertising: IDX-PUB

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

**Full Listing**  
Lot-Land

FX7163943 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 -



**Status:** EXPIRED

**Listing Type:** Excl. Right  
**Auction:** No

**List Price:** \$660,000  
**Transaction Type:** Standard

**Incorporated City/Town:**  
**Adv. Subdivision:** FAIRFAX HILLS  
**Legal Subdivision:**  
**Election District:**

**ADC Map Coord:** 15A13

**Tax ID#:** No Tax Record  
**Lot AC/SF:** 1.033 / 45,000  
**Elementary:** WAKEFIELD FOREST

**Total Taxes:** \$5,749  
**Middle:** POE

**Area:** 8-2  
**HOA Fee:**  
**High:** ANNANDALE

**Showing Instructions:** Call 1st-Lister, No Sgn on Prop, Vacant

#### Directions:

495 To Little River Turnpike West Left At Woodlark Drive To 2 Recorded Lots On The Right. Please Do Not Enter The Property And Please Dont Smoke

#### REMARKS:

**General/Agent:**  
Towering trees & gentle stream across zoned R-2, 1 acre in size, located outside 495. Util. avail inc. public water/sewer. Buildable under the grandfather clause of RPA. Both lots together are \$1,320,000 with 8201 Little River Tpke. Please dont let clients walk property unaccompanied- Call lister for details 703-927-3090 or more info

#### Internet/Public:

Single Lot 1 AC zoned R-2,\$660,000 for property located outside 495. Utilities avail. inc. public water/sewer. Buildable under the grandfather clause of RPA. 1.9 acres total for Both lots together are \$1,320,000 with 8201 Little River Tpke (corner lot) Please do not walk property unaccompanied assessment is for both lots

#### EXTERIOR

**Lot Sqft/Acres:** 45,000/1.033  
**Perc Type:**  
**Building Permits:** Unknown  
**Development Status:** Utilities W/I 50', Zoned  
**Exterior Features:**  
**Lot Description:** Additional Lot(s), Backs to Trees, Flood Plain, Stream/creek, Trees/Wooded, Water Front, Water View  
**Potential Use:** Residential  
**Present Use:** Land/Lot Only  
**Roads:** Paved, Public Street  
**Road Frontage:**  
**Soil Types:**  
**Special Permits:**  
**Topography:**  
**Transportation:**  
**View/Exposure:** River, Trees, Water View

**Building Sites/Lots:** 2  
**# Perc Sites:**

**Lot Dimensions:** x x  
**# Bedroom Percs:**

#### UTILITIES

**Heating Fuel:** Natural Gas Available  
**Cooling Fuel:** Electric  
**Water:** Public, Public Hook Up Available, Within 50 Feet  
**Sewer/Septic:** Public H/U Avail, Public Sewer, W/I 50'  
**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### FINANCIAL INFORMATION

**Earnest Money:**  
**Possession:** Settlement

**Project Approved:**

#### Assessments:

**Land:** \$549,000  
**Total Taxes:** \$5,749  
**City/Town:**  
**Tap:**  
**HOA Fee:**  
**Other Fees:**  
**Special Assessment:**  
**Special Assessment2:**  
**Water/Sewer Hook-up Fee:**

**Improvements:** \$  
**Tax Year:** 2009  
**Total Tax Assessment:** \$549,000  
**Refuse Fee:**  
**Special Tax:** \$3  
**Frequency:**  
**Frequency:**  
**Remaining:**  
**Remaining:**

**Year Assessed:** 2009  
**State/County:** \$2,870  
**Front Foot Fee:**

**Current Financing:**  
**First Trust Balance:**  
**First Trust Org. Date:**  
**Second Trust Balance:**  
**Second Trust Org. Date:**

**First Trust PI**  
**First Trust Years Remain:**  
**Second Trust PI:**  
**Second Trust Years Remain:**

**1st Trust Interest Rate:**  
**2nd Trust Interest Rate:**

**New Financing:**  
**Cash To Assume:**  
**Years:**

**Private Financing Amount:**  
**Amortized Years:**

**InterestRate:**  
**Balloon Years:**

**Rent Income:**  
**Community Fee Includes:**  
**Community Amenities:**  
**Community Rules:**  
**Community Management:**  
**HOA:**No

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

**LEGAL INFORMATION**

Tax Map #: 0594 10 0042  
Section: 1  
Liber #:  
Zoning Code: 120  
Disclosures: Conserv Area  
Contract Info: None

Lot: 42  
Phase:  
Folio #: 594  
Master Plan Zoning:

Block/Square:  
Parcel Number:

Historic Designation ID:

**OWNER**

Owner 1: Through Lister

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Lynne DePaso

Home: (703) 716-2990  
Agent Office: (703) 927-3090  
Voice Mail: (703) 927-3090 Ext:

Home Fax: (703) 383-1551  
Pager:  
Cell: (703) 927-3090

**Broker Name:** Land & Homes LC

Broker Address: 3050 Chain Bridge Rd Ste 201, Fairfax, VA 22030

Broker Code: LNDH1  
Office Phone: (703) 383-0202  
Office Fax: (703) 383-1551

**COMPENSATION**

Sub-Agent Compensation: 3  
Additional Compensation:

Buyer Agent Commission: 3  
Variable Rate : Yes

Dual Agency: No  
Designated Rep: No

Listing Date: 19-Sep-2009  
Update Date: 09-Jan-2010  
Update Type: OTHER

Original List Price: \$2,000,000  
Prior List Price: \$1,000,000  
Status Change Date: 31-Dec-2009  
Total Photos: 0

DOMM: 103  
DOMP:  
Off Mkt Date: 31-Dec-2009  
Advertising: IDX-PUB

**SOLD INFORMATION**

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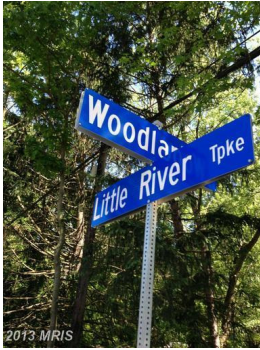
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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

FX8102429 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 -

**Full Listing**  
Lot-Land



**Status:** EXPIRED

Listing Type: Excl. Right  
Auction: No

**List Price:** \$600,000  
Transaction Type: Standard

Incorporated City/Town:  
Adv. Subdivision: FAIRFAX HILLS  
Legal Subdivision: FAIRFAX HILLS  
Election District:  
**Tax ID#:** 59-4-10--42  
**Lot AC/SF:** 1.033 / 45,000  
Elementary: WAKEFIELD FOREST

**Total Taxes:** \$2,872  
Middle: FROST

ADC Map Coord: 1033-J5  
Area:  
**HOA Fee:**  
High: WOODSON

**Showing Instructions:** Appt Only-Lister

#### Directions:

Little River Turnpike Approximately 1/3 Mile West Of 495 Belt Way And Annandale Village. South On To Woodlark. 4104 Is On The West Side Of Woodlark.

#### REMARKS:

General/Agent:  
Beautiful wooded buildable lot. Unique and special opportunity for investors and builders. Lot 42 is 45,000 square feet, 4104 Woodlark Drive. Seller prefers to sell together with adjacent lot 1 at 8201 Little River Turnpike.

#### Internet/Public:

For sale "as is" beautiful wooded buildable lot (1+) acre in Annandale, Va. All utilities available for , which is half of appraised price. Taxed as buildable. Purchaser can put one large house and one smaller structure on lot. Great location close to shopping, schools, and Capital Beltway. Grandfathered for building under RPA.

#### EXTERIOR

Lot Sqft/Acres: 45,000/1.033  
Perc Type:  
Building Permits: No Building Permits  
Development Status: Raw Land, Zoned  
Exterior Features:  
Lot Description: Stream/creek, Trees/Wooded  
Potential Use: Residential  
Present Use: Land/Lot Only  
Roads:  
Road Frontage:  
Soil Types:  
Special Permits:  
Topography:  
Transportation:  
View/Exposure:

Building Sites/Lots: 2  
# Perc Sites:

Lot Dimensions: x x  
# Bedroom Percs:

#### UTILITIES

Heating Fuel: Natural Gas Available  
Cooling Fuel: Electric, Other  
Water: Public Hook Up Available  
Sewer/Septic: Public H/U Avail  
Slips: Docks:

Community Slips:

Community Docks:

#### FINANCIAL INFORMATION

Earnest Money:  
Possession: Negotiable  
**Assessments:**  
Land: \$262,000  
**Total Taxes:** \$2,872  
City/Town:  
Tap:  
HOA Fee:  
Other Fees:  
Special Assessment:  
Special Assessment2:  
Water/Sewer Hook-up Fee:

Project Approved:

Improvements: \$  
Tax Year: 2012  
Total Tax Assessment: \$262,000  
Refuse Fee:  
Special Tax: \$55  
Frequency:  
Frequency:  
Remaining:  
Remaining:

Year Assessed: 2012  
State/County: \$2,817  
Front Foot Fee:

Current Financing:  
First Trust Balance:  
First Trust Org. Date:  
Second Trust Balance:  
Second Trust Org. Date:

First Trust PI  
First Trust Years Remain:  
Second Trust PI:  
Second Trust Years Remain:

1st Trust Interest Rate:  
2nd Trust Interest Rate:

New Financing:  
Cash To Assume:  
Years:

Private Financing Amount:  
Amortized Years:

InterestRate:  
Balloon Years:

Rent Income:  
Community Fee Includes:  
Community Amenities:  
Community Rules:  
Community Management:  
HOA:No

Rental Year:

HOA Fee:

HOA Payment Freq:

**LEGAL INFORMATION**

Tax Map #: 0594 10 0042  
Section: 1  
Liber #:  
Zoning Code: 120  
Disclosures: Land Prsrvtn Esmnt  
Contract Info:

Lot: 42  
Phase:  
Folio #: 594  
Master Plan Zoning:

Block/Square:  
Parcel Number:  
Historic Designation ID:

**OWNER**

Owner 1: Of Record

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Chris Tapper

Home: (703) 360-3823  
Agent Office:  
Voice Mail: Ext:

Home Fax:  
Pager:  
Cell: (917) 664-8899

**Broker Name:** Coldwell Banker Residential Brokerage  
Broker Address: 3000 K St NW Ste#, Washington, DC 20007

Broker Code: CBRB45  
Office Phone: (202) 333-6100  
Office Fax: (202) 342-9118

**COMPENSATION**

Sub-Agent Compensation: 0  
Additional Compensation:

Buyer Agent Commission: 3%  
Variable Rate : No

Dual Agency: No  
Designated Rep: Yes

Listing Date: 07-Jun-2013  
Update Date: 07-Sep-2013  
Update Type: OTHER

Original List Price: \$600,000  
Prior List Price:  
Status Change Date: 07-Sep-2013  
Total Photos: 17

DOMM: 92  
DOMP: 92  
Off Mkt Date: 07-Sep-2013  
Advertising:

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

**Full Listing**  
Lot-Land

FX8280190 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 -



**Status:** WITHDRN

**Listing Type:** Excl. Right  
**Auction:** No

**List Price:** \$1,200,000  
**Transaction Type:** Standard

**Incorporated City/Town:**  
**Adv. Subdivision:** FAIRFAX HILLS  
**Legal Subdivision:** FAIRFAX HILLS  
**Election District:**  
**Tax ID#:** 59-4-10-42  
**Lot AC/SF:** 1.033 / 45,000  
**Elementary:** WAKEFIELD FOREST

**Total Taxes:** \$2,898  
**Middle:** FROST

**ADC Map Coord:** 1033-J5  
**Area:**  
**HOA Fee:**  
**High:** WOODSON

**Showing Instructions:** Appt Only-Lister

#### Directions:

Little River Turnpike Approximately 1/3 Mile West Of 495 Capital Beltway. South On To Woodlark. 4104 Is On The West Side Of Woodlark.

#### REMARKS:

General/Agent:

Buildable, wooded lot in highly desirable location, only 1/3 mile outside the Capital beltway I-495; an exceptional opportunity for builders & investors. It is zoned R-2 allowing 2 houses per acre. Water, sewer, gas, electricity at lot. Appointment only. No smoking, no trespassing. 4104 Woodlark is available for sale only together with adjacent vacant lot at 8201 Little River Tpk. FX8276598

Internet/Public:

Buildable, wooded lot in highly desirable location, only 1/3 mile outside the Capital beltway I-495; an exceptional opportunity for builders & investors. It is zoned R-2 allowing 2 houses per ac. Water, sewer, gas, electricity at lot. Appointment only. No smoking & no trespassing. 4104 Woodlark is available for sale only together with adjacent vacant lot at 8201 Little River Tpk. FX8276598

#### EXTERIOR

**Lot Sqft/Acres:** 45,000/1.033

**Building Sites/Lots:**  
**# Perc Sites:**

**Lot Dimensions:** 180 x 250 x 250  
**# Bedroom Percs:**

**Perc Type:**

**Building Permits:** No Building Permits, Other

**Development Status:** Raw Land, Zoned, Engineer Drawings

**Exterior Features:**

**Lot Description:**

**Potential Use:** Residential

**Present Use:** Land/Lot Only

**Roads:** Public Street

**Road Frontage:**

**Soil Types:**

**Special Permits:**

**Topography:**

**Transportation:**

**View/Exposure:**

#### UTILITIES

**Heating Fuel:** Natural Gas Available

**Cooling Fuel:** Electric, Other

**Water:** Public Hook Up Available

**Sewer/Septic:** Public H/U Avail

**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### FINANCIAL INFORMATION

**Earnest Money:**

**Possession:** Settlement

**Assessments:**

**Land:** \$262,000

**Total Taxes:** \$2,898

**City/Town:**

**Tap:**

**HOA Fee:**

**Other Fees:**

**Special Assessment:** \$55

**Special Assessment2:**

**Water/Sewer Hook-up Fee:**

**Project Approved:**

**Improvements:** \$

**Tax Year:** 2013

**Total Tax Assessment:** \$262,000

**Refuse Fee:**

**Special Tax:** \$55

**Frequency:**

**Frequency:**

**Remaining:**

**Remaining:**

**Year Assessed:** 2013

**State/County:** \$2,843

**Front Foot Fee:**

**Current Financing:**

**First Trust Balance:**

**First Trust Org. Date:**

**Second Trust Balance:**

**Second Trust Org. Date:**

**First Trust PI**

**First Trust Years Remain:**

**Second Trust PI:**

**Second Trust Years Remain:**

**1st Trust Interest Rate:**

**2nd Trust Interest Rate:**

**New Financing:**

**Cash To Assume:**

**Years:**

**Private Financing Amount:**

**Amortized Years:**

**InterestRate:**

**Balloon Years:**

**Rent Income:**

**Community Fee Includes:**

**Community Amenities:**

**Community Rules:**

**Community Management:**

**HOA:** No

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

**LEGAL INFORMATION**

Tax Map #: 0594 10 0042  
Section: 1  
Liber #:  
Zoning Code: 120  
Disclosures: None  
Contract Info:

Lot: 42  
Phase:  
Folio #: 594  
Master Plan Zoning:

Block/Square:  
Parcel Number:  
  
Historic Designation ID:

**OWNER**

Owner 1: Of record

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Heidi Kabler

Home: (703) 850-2558  
Agent Office: (703) 691-0555  
Voice Mail: (703) 360-9650 Ext: 137

Home Fax: (703) 360-9485  
Pager: (703) 850-2558  
Cell: (703) 850-2558

**ALTERNATE AGENT**

**Alt Agent:** C. Lee Cook

Home: (703) 938-8448  
Office:  
Voice Mail: Ext:

Home Fax:  
Pager:  
Cell: (703) 200-3232

**Broker Name:** Weichert, REALTORS

Broker Address: 10201 Lee Hwy Ste 140, Fairfax, VA 22030

Broker Code: WEI55  
Office Phone: (703) 691-0555  
Office Fax: (703) 273-2480

**COMPENSATION**

Sub-Agent Compensation: 0  
Additional Compensation:

Buyer Agent Commission: 3  
Variable Rate : No

Dual Agency: No  
Designated Rep: Yes

Listing Date: 27-Feb-2014  
Update Date: 31-Jul-2014  
Update Type: OTHER

Original List Price: \$599,000  
Prior List Price: \$600,000  
Status Change Date: 31-Jul-2014  
Total Photos: 8

DOMM: 154  
DOMP: 154  
Off Mkt Date: 31-Jul-2014  
Advertising: IDX-PUB

**SOLD INFORMATION**

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## Cross Property Full - Agent

### Metropolitan Regional Information Systems, Inc.

**Full Listing**  
Lot-Land

FX8581945 - FAIRFAX  
4104 WOODLARK DR, ANNANDALE, VA 22003 -



**Status:** WITHDRN

**Listing Type:** Excl. Right  
**Auction:** No

**List Price:** \$399,900  
**Transaction Type:** Standard

**Incorporated City/Town:**  
**Adv. Subdivision:** FAIRFAX HILLS  
**Legal Subdivision:** FAIRFAX HILLS  
**Election District:**

**ADC Map Coord:** 1033-J5

**Tax ID#:** [59-4-10--42](#)  
**Lot AC/SF:** 1.033 / 45,000  
**Elementary:**

**Total Taxes:** \$3,173  
**Middle:**

**Area:**  
**HOA Fee:**  
**High:** WOODSON

**Showing Instructions:** Call 1st-Lister, Email 1st-Lister, Show Anytime

#### **Directions:**

Little River Turnpike Approximately 1/3 Mile West Of 495 Capital Beltway. South On To Woodlark. 4104 Is On The West Side Of Woodlark.

#### **REMARKS:**

**General/Agent:**  
AGENTS-PLEASE CALL/TEXT/EMAIL ME WITH QUESTIONS. Buildable, wooded lot in highly desirable location, only 1/3 mile outside the capital beltway I-495; an exceptional opportunity for builders & investors. Water, sewer, gas, electricity at lot.

#### **Internet/Public:**

Buildable, wooded lot in highly desirable location, only 1/3 mile outside the capital beltway I-495; an exceptional opportunity for builders & investors. Water, sewer, gas, electricity at lot.

#### **EXTERIOR**

**Lot Sqft/Acres:** 45,000/1.033  
**Perc Type:**  
**Building Permits:** No Building Permits, Other  
**Development Status:** Raw Land, Zoned  
**Exterior Features:**  
**Lot Description:**  
**Potential Use:** Residential  
**Present Use:** Land/Lot Only  
**Roads:**  
**Road Frontage:**  
**Soil Types:**  
**Special Permits:**  
**Topography:**  
**Transportation:**  
**View/Exposure:**

**Building Sites/Lots:**  
**# Perc Sites:**

**Lot Dimensions:** x x  
**# Bedroom Percs:**

#### **UTILITIES**

**Heating Fuel:** Natural Gas Available  
**Cooling Fuel:** Electric, Other  
**Water:** Public Hook Up Available  
**Sewer/Septic:** Public H/U Avail  
**Slips:** Docks:

**Community Slips:**

**Community Docks:**

#### **FINANCIAL INFORMATION**

**Earnest Money:**  
**Possession:** Immediate, Negotiable, Other, Settlement

**Project Approved:**

**Assessments:**  
**Land:** \$296,000  
**Total Taxes:** \$3,173  
**City/Town:**

**Improvements:** \$  
**Tax Year:** 2014  
**Total Tax Assessment:** \$296,000  
**Refuse Fee:**  
**Special Tax:** \$67  
**Frequency:**  
**Frequency:**  
**Remaining:**  
**Remaining:**

**Year Assessed:** 2014  
**State/County:** \$3,107  
**Front Foot Fee:**

**Tap:**  
**HOA Fee:**  
**Other Fees:**  
**Special Assessment:**  
**Special Assessment2:**  
**Water/Sewer Hook-up Fee:**

**Current Financing:**  
**First Trust Balance:**  
**First Trust Org. Date:**  
**Second Trust Balance:**  
**Second Trust Org. Date:**

**First Trust PI**  
**First Trust Years Remain:**  
**Second Trust PI:**  
**Second Trust Years Remain:**

**1st Trust Interest Rate:**  
**2nd Trust Interest Rate:**

**New Financing:**  
**Cash To Assume:**  
**Years:**

**Private Financing Amount:**  
**Amortized Years:**

**InterestRate:**  
**Balloon Years:**

**Rent Income:**  
**Community Fee Includes:**  
**Community Amenities:**  
**Community Rules:**  
**Community Management:**  
**HOA:No**

**Rental Year:**

**HOA Fee:**

**HOA Payment Freq:**

#### **LEGAL INFORMATION**

**Tax Map #:** 0594 10 0042

**Lot:** 42

**Block/Square:**



Section: 1  
Liber #:  
Zoning Code: 120  
Disclosures: Other  
Contract Info:

Phase:  
Folio #: 594  
Master Plan Zoning:

Parcel Number:  
Historic Designation ID:

**OWNER**

Owner 1: K2NC, LLC.

Owner 2:

Home:  
Office:  
Home:  
Office:

**AGENT/BROKER INFORMATION**

**Listing Agent:** Deyi Awadallah

Home: (703) 501-5252  
Agent Office: (703) 501-5252  
Voice Mail: Ext:

Home Fax: (703) 562-6999  
Pager: (703) 501-5252  
Cell: (703) 501-5252

**Broker Name:** D.S.A. Properties & Investments LLC  
Broker Address: 3337 Glenmore Dr, Falls Church, VA 22041

Broker Code: DSPR1  
Office Phone: (703) 501-5252  
Office Fax: (703) 562-6999

**COMPENSATION**

Sub-Agent Compensation: 3%  
Additional Compensation:

Buyer Agent Commission: 3%  
Variable Rate : No

Dual Agency: Yes  
Designated Rep: Yes

Listing Date: 23-Mar-2015  
Update Date: 05-Jun-2015  
Update Type: OTHER

Original List Price: \$399,900  
Prior List Price:  
Status Change Date: 05-Jun-2015  
Total Photos: 1

DOMM: 1  
DOMP: 1  
Off Mkt Date: 05-Jun-2015  
Advertising: IDX-PUB

**SOLD INFORMATION**

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