

Board Agenda Item
March 5, 2013

4:00 p.m.

Public Hearing to Convey Board-Owned Property to a Member of the Public (Braddock District)

ISSUE:

Public hearing to convey Board-owned property to a Member of the Public (Buyer).

RECOMMENDATION:

The County Executive recommends that the Board authorize staff to convey Board-owned property to Buyer.

TIMING:

On January 29, 2013, the Board authorized the advertisement of a public hearing to convey Board-owned property to Buyer.

BACKGROUND:

The Board of Supervisors is the owner of a parcel of land totaling 0.48 acres located at 11538 Braddock Road and identified as Tax Map No. 56-4 ((5)) parcel 3. This parcel is completely surrounded by privately-owned property. Without access to sanitary sewer or a septic field, the parcel is currently considered undevelopable, and is classified by the Department of Tax Assessment as "nonbuildable".

The property was acquired by the Board during the expansion of Braddock Road in the early 1990's when construction activities caused the existing septic field on the property to fail. The house utilizing the failed septic field was demolished after acquisition. The property is currently maintained as open space.

Mr. David Green (Buyer) is the owner of the lots on either side of the property identified by Tax Map Nos. 56-4 parcels 1, 2 and 4. He would like to buy the Board-owned parcel to create a contiguous property along Braddock Road. The owner is aware of the developmental constraints on the site. The Fairfax County Department of Transportation has indicated that they do not have a use for the parcel, and it has agreed that the parcel should be treated as surplus property.

Since the parcel is no longer needed for road improvement purposes, and since the small size of the parcel and lack of access to public sewer facilities make it unsuitable for any other public use, the County will serve the greater public benefit by conveying the parcel to Buyer for fair market value. If the conveyance is approved, staff will obtain an appraisal to determine the fair market value of the property. The Buyer will pay for the cost of this appraisal.

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FISCAL IMPACT:

The proceeds from the sale will be deposited in the general fund.

ENCLOSED DOCUMENTS:

Attachment 1 - Location Map 56-4

STAFF:

David J. Molchany, Deputy County Executive

Jose A. Comayagua, Jr., Director, Facilities Management Department

Subject Property: Tax Map No. 0564 05 0003

0 125 250 500 Feet

