

# The FAIRFAX Newsletter

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## Clemente Submits Plans for 2.8 Million-Square Foot Mixed-Use Project at Spring Hill Metro

Plans to create a mixed-use transit-oriented development featuring a performing arts center and 4-acre civic plaza on 7.4 acres of land in the northeast quadrant of Leesburg Pike and Spring Hill Road at the Spring Hill Metro station have been added to the Tysons Urban Center review pipeline.

The project, called The View at Tysons, covers five “infill” parcels bordered by the Georgelas Group’s multi-block Spring Hill Station transit-oriented development that in September of 2011 kicked-off the transformation of Tysons with approval of the first two rezonings (RZ 2011-PR-014A and -014B) to the newly adopted PTC, Planned Tysons Corner Urban, district.

For The View at Tysons, just an eighth of a mile from the Spring Hill Metro station, applicant Clemente Development is asking to rezone the property from the I-5, General Industrial, and C-7, Regional Retail, districts to PTC to permit

development of five buildings featuring office, hotel, condominiums, and retail and service uses.

With the surrounding property already zoned PTC, the applicant “seeks to complete the puzzle by creating a hub of activity in the heart of the North Subdivision of Tysons West, connecting to and activating the surrounding properties in a unified urban neighborhood,” reads the statement filed on behalf of Clemente’s Tysons Development, LLC by attorney Michelle A. Rosati (Holland & Knight LLP).

The property, in the Providence district, is now home to a variety of automotive uses including the Cherner dealership and service center and a 4-story office building.

**Updated Version of 2010 Proposal.** The View at Tysons site was originally the subject of a series of rezonings filed by Georgelas for the 5-component, 3-neighborhood Spring Hill Station project, with the individual parts labeled as A, B, C, D, and E. The plans for Parts A and B, approved in September 2011, allowed development of up to 2,390 multi-family units and ground floor retail in five buildings on a total of slightly over seven acres east of Route 7 on the north and south sides of Spring Hill Road proximate to Greensboro Drive.

In February 2013, the board approved applications (RZ 2010-PR-014D and 14E) to rezone another 17.5 acres to the PTC district for development of approximately 3.8 million- square feet of office, multi-family, and retail uses (with an option for hotel) in 10 new buildings. But plans for Part C, which called for approximately 1.6 million-square feet of office, hotel,

**Illustrative Map of the Spring Hill Station Part C Parcels;** Source: Fairfax County



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Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) [gina@virginianewsletters.com](mailto:gina@virginianewsletters.com)

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residential, and retail/service uses, were put on hold and ultimately withdrawn.

Now, Tysons-based Clemente, contract purchaser of the Part C parcels, is proposing to develop the 7-plus-acre site with a 5-building, approximately 2.8 million-square foot project that will provide “an integrated, vibrant hub of activity, beauty and culture at the heart of the Tysons West community,” according to the submission.

Given the property’s location within the Tysons West North subdistrict area which is designated by the comprehensive plan “as an optimal location for an arts and entertainment district,” the View at Tysons is fully embracing that concept. The project is designed “to be the heart of that arts and entertainment district,” the rezoning document states, noting that it will include a 24,834-square foot performing arts center, multi-layered civic plaza, sculpture garden, skygarden, gallery roof, art light installations and moving water installations, and

landscaping and hardscaping designed to “provide a rich variety of art moments throughout the project to engage the mind and delight the senses.”

The project’s centerpiece, according to the submittal, is the 48-story “Iconic Tower” located in proximity to the Metro entrance which will feature a 5-star hotel, luxury condominiums, and an open air retail hall. The tower “is designed as a visual crescendo that will define the skyline on the western side of Tysons,” with the other buildings at the View “designed to ‘spiral up’” to the LEED Gold certified (or equivalent) tower. Accompanying the rezoning is a final development plan for the tower, the ground-level improvements of the civic plaza, and the performing arts center.

The vertically-mixed-use structure (Building C-3) will contain 411,733-square feet of hotel space, 840,987-square feet of condominium use, and 44,315-square feet of retail space. The tower “is envisioned as the ultimate in hotel and residential luxury and quality in Tysons, with extraordinary views commanding unit prices in the millions of dollars,” the statement reads.

Another dominant feature of the project is the proposed four-acre multi-level civic plaza, designed to act as “the epicenter of energy and community,” according to the document. The plaza – “ringed by retail and dining destinations” and adjacent to the hotel entrance – will lead to the performing arts center. The center, which will feature a large outdoor media screen, relates to the plaza “with sweeping tiers of stairs and landscaping,” descending to a performance plaza with a



### **The View at Tysons Site Plan**

*Source: Holland & Knight LLP*



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programmable fountain that can be converted to an outdoor stage, the proposal further states.

In addition to the landmark tower building, the View will include:

- Building C-1-A: fronting on Leesburg Pike west of the Metro landing, the 310.5-foot tall building will include 298,072-square feet of office and retail uses (with the retail surrounding the 4-level above-ground parking podium).
- Building C-1-B: behind and attached to Building C-1-A, the 335.5-foot tall building will provide 369,013-square feet of office and retail uses and a skygarden. The above-ground parking podium will contain the relocated kiss-and-ride facility (the existing facility will be temporarily located off-site until relocation to the C-1-B site). The submission notes that the applicant is reserving the option to develop the C-1 buildings with residential uses.
- Building C-2-A: located in the northwest corner of the property fronting on Merchant Street, this 338.5-foot tall building (inclusive of above-ground podium parking levels) will feature 551,456-square feet of residential, retail, and tenant amenity space.
- Building C-2-B: located in the northeast corner of the site, this 420-foot building (inclusive of above-ground parking podium) will include 377,116-square feet of residential, retail, and tenant amenity space. The building will adjoin the 24,834-square foot performing arts center.

The performing arts center “is designed to provide both performance space and significant ‘back of house’ space for rehearsal, set construction and other related activities,” the submission states. The center will feature a 9,000-square foot roof-top skypark with ice skating rink in the winter and outdoor game space with bocce courts for summer use.

Other art-centric features of the project include “robust art programming at ground level” in the center of site and on the Route 7 and Spring Hill Road frontages, a sculpture garden on the promenade level, a skygarden 6-stories above the ground, and a gallery roof 310-feet above ground level

In summation, the application states that the project’s design “in essence, completes the network of development approvals surrounding the Subject Property, enhancing and amplifying them all with its urban neighborhood amenities.” The View at Tysons “is envisioned not only as a signature gateway to the western edge of Tysons, but also as the active heart and finishing touch that will connect and ignite the entire area

surrounding the Spring Hill Metro Station,” according to the rezoning document.

### Commission Considering Revisions to County’s Plan Amendment Process

If you’re among those who have longed for the good old days of the site-specific Area Plan Review (APR) nomination process used for decades to update the comprehensive plan, you’ll be pleased to hear that’s it is making a comeback.

The planning commission on May 4<sup>th</sup> is expected to recommend approval of a new, and hopefully improved, plan review process to supplant the “Fairfax Forward” system adopted in 2013 which eliminated the site-specific nomination process.

The proposed plan review system – called, simply, “the comprehensive plan amendment process” – will combine elements of the old site-specific APR process and the more holistic, systematic approach envisioned under the Fairfax Forward system.

With the adoption of the Fairfax Forward program, the goal was to move away from the parcel-specific nominations submitted by developers, landowners, and citizens every two years toward a work program-based system that focused on proactive plan monitoring and maintenance and which emphasized – at least in theory – greater opportunities for citizen participation.

The old APR process, which rotated every two years between north and south county magisterial district nominations, was determined to be too “reactive,” providing inadequate opportunity for comprehensive evaluation of the potential infrastructure impacts of the proposed land use changes.

But an evaluation of Fairfax Forward requested by the board of supervisors at the end of its two-year pilot program showed that the new plan review process wasn’t living up to expectations, according to feedback from county officials and staff, citizens, and land use professionals.

“Fairfax Forward brought a new element of unpredictability to a planning process that was previously familiar,” according to the staff report prepared for the planning commission’s April 19<sup>th</sup> hearing.

Surveys and interviews revealed concerns about the inconsistency of the timing of studies and approach to

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community engagement, the report stated. Another problem with the process was that in the absence of opportunities for site-specific nominations, an increase in the number of board-initiated out-of-turn plan amendment requests got in the way of the scheduled work program.

**Hybrid Process.** At the planning commission's April 19<sup>th</sup> hearing, Bernard Suchicital with the department of planning and zoning explained that the new plan review process would retain elements of Fairfax Forward work program – reviewed on an annual basis – that covers countywide and policy plan amendments, activity center and neighborhood planning studies, and board-authorized amendments, but adds back in the four-year site-specific plan nomination process.

The first two years of the site-specific process will focus on nominations from the county's four north magisterial districts – Hunter Mill, Dranesville, Sully, and Providence. The second two years will be open to nominations from the five south county districts – Lee, Mount Vernon, Springfield, Mason, and Braddock.

Each nomination period will be open for three months, with no restriction on who may submit a nomination with the caveat that only one nomination for a particular site would be accepted per nominator. In cases where there are multiple submissions for a particular site or area, those nominations could be “blended” for the purposes of review, according to Suchicital.

Eligibility requirements for nominations are as follows, according to the report:

- The site(s) must be located outside the boundaries of any pending plan amendment or special study on the scheduled work program;
- Subject areas must not have been part of a plan amendment adopted within the past four years, and
- Only non-residential proposals will be accepted for areas subject to the 2016 proffer reform bill.

Once accepted, each nomination will be reviewed by the staff and a community task force created by each supervisor for his or her magisterial district.

The staff also plans to hold a series of educational meetings and utilize social media to educate community groups and various other stakeholders about the process, Suchicital told the commissioners, saying “we’re hoping to further expand the exposure of this program to as many people as possible.”

Over a 6-month timeframe following acceptance, staff and the task forces will conduct a “high level” screening process to evaluate the nominations based on county policy and the merits of the proposal and makes recommendations on whether to add the request to the work program. Additionally, a recommendation will be made as to whether the nomination should be placed on a standard or expedited work program. According to the staff, the expedited review process will take approximately 12 months and the standard process about 18 months to two years.

The nominations recommended for review will then be considered by the planning commission at a public hearing, with the commission making the final decision about whether to add the proposal to the work program for further review and whether it should proceed on an expedited or standard review track.

Those nominations accepted by the commission will be subject to a more thorough review and impact analysis by the staff and the community task forces, with both making recommendations regarding adoption of the nomination or an alternative version, or to retain the current plan language – a process that mirrors the approach taken under the old APR system. The nominations will then be subject to planning commission and board public hearings.

“Staff believes that the proposed changes would result in a clearer process for citizen participation,” Suchicital said, adding that “the enhanced screening process would manage the expected volume of nominations and provide more opportunities for public education about the process.”

Meanwhile, the staff recommends that the commission concur with its recommendation to cease review of 22 plan amendment nominations previously submitted for the 2016 Fairfax Forward work program in order to start the new process with a clean slate (the nominations may be resubmitted under the appropriate north or south county cycle, according to staff).

**Decision Delayed.** During the public hearing, members of the commission had a wide range of questions concerning details of the program.

At Large Planning Commissioner Timothy Sargeant questioned the staff's recommendation that only non-residential submissions be considered for areas subject to the proffer reform bill. Doing so, he suggested, “seems limiting.”

“Part of the public process of this is the public submitting ideas. If individual citizens are limited in submitted those

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types of nominations...are we not limiting some of the process from the people,” he asked.

Meghan Van Dam with the department of planning and zoning responded, saying “that is one interpretation of it,” but added that “the intent of the limitation was more in line with the fact that you have to approach those types of proposals with caution.” She noted that the proffer restrictions on residential applications “could severely limit how we look at plan guidance.”

Attorney Shane M. Murphy with ReedSmith, who spoke at the hearing on behalf of a number of the law firms handling land use cases in the county, agreed with Sargeant’s position. “We do disagree with excluding the non-exempt proffer areas,” he told the commission. “I understand what the county attorney’s opinion is, but our view of that is the comprehensive plan is not a zoning application.”

“We think that staff...and planning commission should reconsider that because it excludes a surprisingly large swath of land within the county,” Murphy said.

The coalition of law firms – which includes, among others, Walsh, Colucci; Cooley; Holland & Knight; Bean Kinney & Korman; Hunton & Williams; and Venable – also asked that the county consider adopting a process that allows applicants to file concurrent plan amendments with rezonings (outside the site-specific cycle); allow plan amendment requests to be revised in response to feedback received during the review process; and eliminate the proposed ban on nominations for properties that were subject to a plan amendment adopted within the preceding five years.

Also providing comments at the hearing was Katherine Ward, who spoke on behalf of the Mount Vernon Council of Citizens Associations. “We think you ought to look at streamlining the plan itself,” Ward said, suggesting it be more flexible and not so prescriptive in order to make the process less complicated for citizen nominators.

At the hearing’s conclusion, At Large Commissioner James Migliaccio moved to defer the commission’s decision until the May 4<sup>th</sup> meeting, saying “as we heard tonight from speakers and among planning commissioners, we have some things that we might be able to tweak with this process.”

Despite the questions and comments, members of the commission appeared satisfied with the overall approach proposed by the staff.

Remarking on the addition of the site-specific process, At Large Commissioner James Hart observed that “this proposal would crack the door open. It would provide a relief value for us to decide which cases might be the best, highest priorities so there’s not a flat absolute prohibition on these types of nominations.”

“This is another transition we are dealing with,” said Planning Commission Chair Peter Murphy, who represents the Springfield district. “And no transition is completely smooth.”

“We’ve got to do this one step at a time. Hopefully, we’ll be taking good steps and large steps when we can involve the citizens,” Murphy remarked, noting that “we heard over and over and over again...[that] Fairfax Forward did not appear to be as citizen-oriented as all the other planning cycles we were involved in.”



### **Building Permits Issued March 28 through April 14, 2017 Residential**

#### ***New Single Family Detached***

**1218 Kelly Street LLC**, 6308 Barsky Court, Fairfax Station, VA 22039; for 1 \$120,000 SFD at 1218 Kelley Street, tax map 048-2-03-2558A (contractor: J&J Construction, 712 West Broad Street, Falls Church, VA 22046);

**Artisan Builders III LLC**, 6862 Elm Street, Suite 410, McLean, VA 22101; for 1 \$700,000 SFD at 948 Mackall Farms Lane, tax map 021-4-26-0005;

**Basheer/Edgemoore-Moutoux LLC**, 2071 Chain Bridge Road, #510, Vienna, VA 22182; for 1 \$565,000 SFD at 9854 Lieuvain Court, tax map 019-3-22-0023;

**Carmichael Construction LLC**, 11104 Kings Cavalier Court, Oakton, VA 22124; for 1 \$200,000 SFD at 301 Roosevelt Court, tax map 038-1-07-0052;

**Christopher at Kenilworth LLC**, 10461 White Granite Drive, Suite 103, Oakton, VA 22124; for 1 \$250,000 SFD at 4635 Caprino Court, tax map 069-1-19-0006 (contractor: Christopher Management Inc., 10461 White Granite Drive, #103, Oakton, VA 22124);

**Christopher at Vienna Grove LLC**, 10461 White Granite Drive, Unit 103, Oakton, VA 22124; for 1 \$250,000 SFD at 2695 Salem Oak Lane, tax map 048-1-55-0008;

**Creekstone Interpromontory LLC**, 10431 New Ascot Drive, Great Falls, VA 22066; for 1 \$1,200,000 SFD at 103

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Interpromontory Road, tax map 003-2-01-0006 (contractor: Creekstone Builders Inc., 10431 New Ascot Drive, Great Falls, VA 22066);

**DNSH Development LLC**, 2736 Sutton Road, Vienna, VA 22181; for 1 \$500,000 SFD at 903 Cottage Street, tax map 038-4-08-0802 (contractor: Prospect Development, 12531 Poplar Lane, Woodbridge, VA 22192);

**Eric Himy**, 6941 Elizabeth Drive, McLean, VA 22101; for 1 \$600,000 SFD at 6941 Elizabeth Drive, tax map 021-4-13-0118 (contractor: JXA Homes LLC, 13305 Balmoral Greens Avenue, Clifton, VA 20124);

**Hamid Taheri**, 1038 Brook Valley Lane, McLean, VA 22102; for 1 \$450,000 SFD at 1038 Brook Valley Lane, tax map 020-3-02-010003A (contractor: AR Design Group Inc., 929 West Broad Street, #249, Falls Church, VA 22046);

**JDA Custom Homes Inc.**, P.O. Box 1208, Vienna, VA 22183; for 1 \$400,000 SFD at 411 Beulah Road, tax map 038-2-12-0001D1;

**K2NC LLC**, 15881 Crabbs Branch Way, Apt. B, Rockville, MD 20855; for 1 \$300,000 SFD at 4104 Woodlark Drive, tax map 059-4-10-0042 (contractor: Konecke Construction LLC, 803 Hallyard Center, SE, Leesburg, VA 20175);

**Kaveh Parvaresh**, 1803 Westmoreland Street, McLean, VA 22101; for 1 \$700,000 SFD at 312 Walker Road, tax map 007-2-02-0008 (contractor: Versailles Custom Homes, 627 Walker Road, Great Falls, VA 22066);

**Kelly Herberger**, 805 Meadow Lane, SW, Vienna, VA 22180; for 1 \$650,000 SFD at 805 Meadow Lane, tax map 048-2-03K-0003 (contractor: BLNJ LLC, 601 Glyndon Street, SE, Vienna, VA 22180);

**Kul Homes and Investment LLC**, 43538 Heritage Gap Terrace, Chantilly, VA 20152; for 1 \$400,000 SFD at 6611 Tucker Avenue, tax map 030-4-09-0052A (contractor: Kul Homes and Investment LLC, 3930 Pender Drive, Suite 310, Fairfax, VA 22030);

**Kul Homes and Investment LLC**, 43538 Heritage Gap Terrace, Chantilly, VA 20152; for 1 \$400,000 SFD at 2039 Arch Drive, tax map 040-1-05L-0008 (contractor: YR Design and Build LLC, 4504 Weyburn Drive, Annandale, VA 22033);

**Meadows at Great Falls LLC**, 3877 Fairfax Ridge Road, Suite 105N, Fairfax, VA 22030; for 1 \$300,000 SFD at 11191 Branton Lane, tax map 006-4-20-0001 (contractor: Carrhomes Inc., 3877 Fairfax Ridge Road, Suite 105N, Fairfax, VA 22030);

**NVR Inc.**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 2 \$250,000 SFD at 11476 and 11478 Pineleaf Court, tax map 056-2-35-0002 and 056-2-35-0003 (contractor: NVR Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025);

**NVR Inc.**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$200,000 SFD at 11473 Pineleaf Court, tax map 056-2-35-0008 (contractor: NVR Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025);

**NVR Inc.**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$250,000 SFD at 4393 Strawflower Street, tax map 056-2-35-0020 (contractor: NVR Inc., 3850 Fettle Park Drive, #201, Dumfries, VA 22025);

**Neighborhoods VI LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD at 16757 Lord Sudley Drive, tax map 052-3-02-0008 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Nichole Lynn Witsman**, 5909 Mallow Trail, Lorton, VA 22079; for 1 \$250,000 SFD at 6018 Lantana Trail, tax map 119-4-02-280021 (contractor: New Dimensions Inc., 10611 Balls Ford Road, Suite 101, Manassas, VA 20109);

**Rosse Mary and Elva Urrutia Tapia**, 2733 Pioneer Lane, Falls Church, VA 22043; for 1 \$300,000 SFD at 2733 Pioneer Lane, tax map 049-2-01-0114D;

**Rui Wang**, 6518 Tucker Avenue, McLean, VA 22101; for 1 \$272,000 SFD at 6518 Tucker Avenue, tax map 041-1-03-0008A (contractor: The Evergreene Companies LLC, 3684 Centrevue Drive, Suite 120, Chantilly, VA 20151);

**SE Homes VA LLC**, 11308 Full Cry Court, Oakton, VA 22124; for 1 \$150,000 SFD at 3119 Barbara Lane, tax map 048-4-06-0011 (contractor: Schwartz Enterprises Inc., 11308 Full Cry Court, Oakton, VA 22124);

**Stephen Monticelli**, 1834 Grampion Place, Vienna, VA 22182; for 1 \$300,000 SFD at 1834 Grampion Place, tax map 028-3-10-0081 (contractor: Somerville Homes Inc., 201 Pleasant Street, SW, Vienna, VA 22180);

**Suresh Saribala**, 4437 Brookfield Corporate Drive, Suite 101, Chantilly, VA 20151; for 1 \$1,200,000 SFD at 817 Polo Place, tax map 012-2-22-0012 (contractor: Asta Homes Inc., 816 Constellation Drive, Great Falls, VA 22066);

**Timothy Witkiewicz**, 7008 Tyndale Street, McLean, VA 22101; for 1 \$300,000 SFD at 7008 Tyndale Street, tax map 030-3-13-0064 (contractor: Reel Homes LLC, 10623 Jones Street, Unit 201B, Fairfax, VA 22030);

**Van Metre Homes at Liberty LLC**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD at 9101 Power House Road, tax map 107-1-09H-0001 (contractor: Virginia Residential Construction, 9900 Main Street, Suite 500, Fairfax, VA 22031);

**Van Metre Homes at Parkpointe LLC**, 9900 Main Street, Suite 500, Fairfax, VA 22031; for 1 \$250,000 SFD at 8293 Swope Court, tax map 089-3-34-0002 (contractor: Virginia Residential Construction, 9900 Main Street, Suite 500, Fairfax, VA 22031);

**William Boley Ingersoll**, 10220 River Road, Suite 302, Potomac, MD 20854; for 1 \$450,000 SFD at 6646 Tack



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House Trail, tax map 052-4-02-0014 (contractor: K Hovnanian Homes, 1802 Brightseat Road, Landover, MD 20785);

**William Harlow**, 10949 Keys Court, Fairfax, VA 22032; for 1 \$250,000 SFD at 11514 Yates Ford Road, tax map 076-4-04-0002A (contractor: Carrington Builders LC, 19415 Deerfield Avenue, #203, Landsdowne, VA 20176);

**Winchester Homes Inc.**, 6905 Rockledge Drive, Bethesda, MD 20817; for 1 \$400,000 SFD at 2741 Stream Vista Court, tax map 036-2-18-0009.

### ***New Single Family Attached***

**Falls Gate Neighborhoods LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 5 \$159,000 TH at 3698, 3702, 3704, 3706, and 3708 Ambrose Hills Road, tax map 061-4-52-0022, 061-4-52-0023, 061-4-52-0024, 061-4-52-0025, and 061-4-52-0027 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Falls Gate Neighborhoods LLC**, 11111 Sunset Hills Road, Suite 200, Reston, VA 20190; for 5 \$159,000 TH at 3739, 3741, 3743, 3745, and 3747 Signal Knob Court, tax map 061-4-52-0037, 061-4-52-0038, 061-4-52-0039, 061-4-52-0040, and 061-4-52-0041 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Falls Gate Neighborhoods LLC**, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 5 \$150,000 TH at 3680, 3682, 3684, 3686, and 3700 Ambrose Hills Road, tax map 061-4-52-0026, 061-4-52-0033, 061-4-52-0034, 061-4-52-0035, and 061-4-52-0036 (contractor: Stanley Martin Companies LLC, 11710 Plaza America Drive, Suite 1100, Reston, VA 20190);

**Reston Valley LC**, 407L Church Street, NE, Vienna, VA 22180; for 5 \$500,000 TH at 11687, 11689, 11691, 11693, and 11695 Sunrise Square Place, tax map 017-4-35-0008, 017-4-35-0009, 017-4-35-0010, 017-4-35-0011, and 017-4-35-0012 (contractor: Sekas Homes, 407L Church Street, NE, Vienna, VA 22180);

**Reston Valley LC**, 407L Church Street, NE, Vienna, VA 22180; for 7 \$1,000,000 TH at 1975, 1977, 1979, 1981, 1983, 1985, and 1987 Roland Clarke Place, tax map 017-4-35-0001, 017-4-35-0002, 017-4-35-0003, 017-4-35-0004, 017-4-35-0005, 017-4-35-0006, and 017-4-35-0007 (contractor: Sekas Homes, 407L Church Street, NE, Vienna, VA 22180);

**Timber Ridge at Discovery Square Inc.**, 42395 Ryan Road, #112/614, Ashburn, VA 20148; for 16 \$200,000 TH at 13765, 13767, 13769, 13771, 13773, 13775, 13777, 13779, 13781, 13783, 13785, 13787, 13789, 13791, 13793, and 13795 Air and Space Museum Parkway, tax map 024-4-07-

0106 (contractor: NVR Inc., 3850 Fetter Park Drive, Suite 201, Dumfries, VA 22025).

### **Residential Totals**

New Single Family Detached: 34

New Single Family Attached: 43

### **Commercial**

**8111 Gatehouse Investors LLC**, P.O. Box 34472, Washington, DC 20043; for 1 \$265,715, new tenant layout - USPS Cyber Security at 8111 Gatehouse Road, Suite 600, tax map 049-4-01-0062C;

**AG-ARC Parkridge 5 Owner LLC**, 245 Park Avenue, 25th Floor, New York, NY 10167; for 1 \$165,000, new tenant layout at 10780 Parkridge Boulevard, Suite 400, tax map 018-3-01-0007F (contractor: HBW Properties Inc., 1055 First Street, Suite 200, Rockville, MD 20850);

**AT&T**, 933 Rolling Holly Drive, Great Falls, VA 22066; for 1 \$150,500, interior alteration to existing tenant - ADA toilet upgrade at 933 Rolling Holly Drive, tax map 006-3-01-0005 (contractor: Duffey Southeast Inc., 209 East Ware Street, Cedartown, GA 30125);

**Accenture Federal Services**, 5911 Kingstowne Village Place, Alexandria, VA 22315; for 1 \$90,200, interior alteration for existing tenant at 5911 Kingstowne Village Parkway, tax map 091-2-01-0036G (contractor: Bognet Construction Associates, 8224 Old Courthouse Road, Suite 200, Vienna, VA 22182);

**Akamai Tech Inc.**, 11111 Sunset Hills Road, Reston, VA 20190; for 1 \$135,950, interior alteration to existing tenant at 11111 Sunset Hills Road, Suite 250, tax map 018-3-06-0008 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Alarm.com**, 8281 Greensboro Drive, McLean, VA 22102; for 1 \$336,000, new tenant layout at 8281 Greensboro Drive, tax map 029-3-15-0003A (contractor: DPR Construction, 1450 Veterans Boulevard, Redwood City, CA 94063);

**At Home**, 13910 Metrotech Drive, Chantilly, VA 20151; for 1 \$587,184, new tenant layout at 13910 Metrotech Drive, tax map 034-4-01-0016F (contractor: Parkway Construction, 1000 Civic Circle, Lewisville, TX 75067);

**Atlantic Realty Companies**, 8150 Leesburg Pike, #1100, Vienna, VA 22182; for 1 \$50,000, interior alteration to existing tenant at 11710 Plaza America Drive, tax map 017-4-27-0002;

**Atlantic Realty Companies**, 8150 Leesburg Pike, #1100, Vienna, VA 22182; for 1 \$75,000, interior alteration to common area for addresses 1 at 1593 Spring Hill Road, tax map 029-3-01-0002L;

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**Atlantic Realty Companies**, 8150 Leesburg Pike, #1100, Vienna, VA 22182; for 1 \$50,000, interior alteration to existing tenant at 11710 Plaza American Drive, tax map 017-4-27-0002;

**BF Saul Property Company**, 7501 Wisconsin Avenue, Bethesda, MD 20814; for 1 \$90,000, interior alteration to upgrade 5th floor restroom at 8201 Greensboro Drive, tax map 029-4-01-0001B;

**Bath & Body Works**, Three Limited Parkway, Columbia, OH 43223; for 1 \$365,000, interior alteration to existing tenant at 8030L Tysons Corner Center, tax map 029-4-01-0035A (contractor: Management Resource Systems Inc., 1907 Baker Road, High Point, NC 27263);

**Beverly Corner LLC**, P.O. Box 7765, McLean, VA 22106; for 1 \$78,024, interior alteration to first floor at 6832 Old Dominion Drive, Suite 104 & 105, tax map 030-2-10-070011 (contractor: Hammerhead Construction, 11 Loudoun Street, SW, Leesburg, VA 20175);

**Booz Allen Hamilton**, 8283 Greensboro Drive, McLean, VA 22102; for 1 \$52,000, interior alteration to existing tenant at 8283 Greensboro Drive, Suite 100, tax map 029-3-15-0003B (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Brandywine Operating Partnership LP**, 555 East Lancaster Avenue, Suite 100, Radnor, PA 19087; for 1 \$26,854, interior alteration to existing restroom at 2355 Dulles Corner Boulevard, tax map 015-2-02-0003 (contractor: C-Con Inc., 7679 Limestone Drive, Unit 135, Gainesville, VA 20155);

**Capital One Bank**, P.O. Box 460189, Houston, TX 77056; for 1 \$447,000, interior alteration to existing employee-only cafe at 1680 Capital One Drive, tax map 029-4-05-A2 (contractor: James G. Davis Construction, 12530 Parklawn Drive, Rockville, MD 20852);

**College Town Assoc.**, 9900 Main Street, Suite 302, Fairfax, VA 22301; for 1 \$969,000, build one story shell addition at 10691 Braddock Road, tax map 068-1-01-0009 (contractor: Hammerhead Construction, 11 Loudoun Street, SW, Leesburg, VA 20175);

**Dynamic Gymnastics**, 1435 North Quincy Street, Arlington, VA 22207; for 1 \$32,500, new tenant layout to include exterior work for accessible ramp at 3441 Carlin Springs Road, tax map 062-1-01-0016A (contractor: Uniwest Construction Inc., 8191 Strawberry Lane, Suite 3, Falls Church, VA 22042);

**Edge Commercial Real Estate**, 8618 Westwood Center Drive, Tysons Corner, VA 20171; for 1 \$78,700, new tenant layout at 7900 Westpark Drive, Suite A340, tax map 029-4-07-0006A (contractor: Owner is Contractor);

**Fairfax County Board of Supervisors**, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$57,000, interior alteration - ADA toilet upgrades at

4110 Chain Bridge Road, tax map 057-4-01-0014 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Fairfax County Board of Supervisors**, 12000 Government Center Parkway, Suite 533, Fairfax, VA 22035; for 1 \$2,000,000, build one story addition at 4620 West Ox Road, tax map 056-1-01-0002;

**Fairfax County Retirement Board**, 12015 Lee Jackson Memorial Highway, Fairfax, VA 22033; for 1 \$197,570, new tenant layout at 12015 Lee Jackson Memorial Highway, Suite 350, tax map 056-1-12-0019 (contractor: LF Jennings Inc., 407 North Washington Street, Suite 200, Falls Church, VA 22046);

**Francesca's**, 8760 Clay Road, Houston, TX 77080; for 1 \$40,900, new tenant layout at 11831U Fair Oaks Shopping Center, tax map 046-3-08-0001C (contractor: Teel Construction Inc., 3920 University Drive, Fairfax, VA 22030);

**Freddie Mac**, 8200 Jones Branch Drive, McLean, VA 22102; for 1 \$315,430, interior alteration to existing tenant at 8200 Jones Branch Drive, tax map 029-2-15-0004B4 (contractor: Bush Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723);

**Freddie Mac**, 8200 Jones Branch Drive, McLean, VA 22102; for 1 \$315,430, interior alteration at 8200 Jones Branch Drive, tax map 029-2-15-0004B4 (contractor: Bush Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723);

**HCPI Investments Sub LLC**, P.O. Box 92129, Southlake, TX 76092; for 1 \$67,390, new tenant layout at 1860 Town Center Drive, Suite 120, tax map 017-1-28-0120;

**HDR**, 2650 Park Tower Drive, McLean, VA 22102; for 1 \$402,168, new tenant layout at 2650 Park Tower Drive, Suite 450, tax map 049-2-37-A;

**HSRE-Capmed Prosperity I LLC**, 71 South Wacker Drive, #3575, Chicago, IL 60606; for 1 \$28,000, new tenant layout - Alliance Physical Therapy at 8501 Arlington Boulevard, Suite 110, tax map 049-3-01-0101E;

**IAI**, 15020 Conference Center Drive, Chantilly, VA 20151; for 1 \$250,000, new tenant layout at 15020 Conference Center Drive, Suite 350, tax map 043-2-02-0009C1 (contractor: DPR Construction, 1450 Veterans Boulevard, Redwood City, CA 94063);

**IAI**, 15020 Conference Center Drive, Chantilly, VA 20151; for 1 \$62,500, interior alteration to existing tenant at 15020 Conference Center Drive, Suite 410, tax map 043-2-02-0009C1 (contractor: DPR Construction, 1450 Veterans Boulevard, Redwood City, CA 94063);

**Inova Health Systems**, 8110 Gatehouse Road, Falls Church, VA 22042; for 1 \$48,050, new tenant layout at 3225 Gallows Road, Suite 200, tax map 049-4-01-0057;

**Inova Health Systems**, 3225 Gallows Road, Fairfax, VA 22037; for 1 \$900,000, interior alteration to existing tenant at



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3225 Gallows Road, tax map 049-4-01-0057 (contractor: Clark Construction Group LLC, 7500 Old Georgetown Road, Attn: Legal Department, Bethesda, MD 20814);

**Inova Mount Vernon Hospital**, 2501 Parkers Lane, Alexandria, VA 22306; for 1 \$80,000, interior alteration to existing elevator lobbies for floors 2, 3, 4, 5, and 6 at 2501 Parkers Lane, tax map 102-1-01-0004;

**Lender Service Provider**, 4035 Ridgetop Road, Fairfax, VA 22035; for 1 \$167,430, new tenant layout at 10560 Arrowhead Drive, Suite 200, tax map 047-4-01-0005C (contractor: RP Builders of Maryland LC, 3761 Taylor Lane, Huntingtown, MD 20639);

**Lerner Enterprises**, 2000 Tower Oaks Boulevard, Rockville, MD 20852; for 1 \$187,082, interior alteration to existing tenant at 1600 Tysons Boulevard, Suite 1400, tax map 029-4-10-0002C (contractor: Rand Construction Corporation, 1029 North Royal Street, Alexandria, VA 22314);

**Lerner Enterprises**, 2000 Tower Oaks Boulevard, Rockville, MD 20852; for 1 \$100,737, interior alteration for existing tenant at 1600 Tysons Boulevard, Suite 1201, tax map 029-4-10-0002C (contractor: Rand Construction Corporation, 1029 North Royal Street, Alexandria, VA 22314);

**Lincoln Property Company**, 1530 Wilson Boulevard, Arlington, VA 22209; for 1 \$1,068,000, interior alteration to existing tenant at 6315 Bren Mar Drive, Suite 135, tax map 081-1-01-0009D;

**MIL Corporation**, 4000 Mitchellville Road, Bowie, MD 20716; for 1 \$156,000, new tenant layout at 8401 Greensboro Drive, Suite 600, tax map 029-3-01-0063C (contractor: Reed Illinois Corporation, 8300 Greensboro Drive, Suite 990, McLean, VA 22102);

**Macerich Company**, 1175 Pittsford Victor Road, Pittsford, NY 14534; for 1 \$150,000, new tenant layout at 1961 Chain Bridge Road, tax map 029-4-01-0035A;

**Macy's**, 11 Penn Plaza, New York, NY 10001; for 1 \$225,000, interior renovation to existing tenant at 6400 Springfield Mall, tax map 090-2-13-0004A1 (contractor: Buch Construction Inc., 10945 Johns Hopkins Road, Laurel, MD 20723);

**Mantech**, 2251 Corporate Park Drive, Herndon, VA 20171; for 1 \$45,000, interior alteration to existing tenant at 2251 Corporate Park Drive, Suite 500, tax map 016-3-11-0006D2;

**Ministry of Fashion**, 6854 Springfield Mall, Springfield, VA 25030; for 1 \$70,000, new tenant layout at 6854 Springfield Mall, tax map 090-2-13-0004A1;

**Nete**, 8180 Greensboro Drive, McLean, VA 22102; for 1 \$43,820, new tenant layout at 8180 Greensboro Drive, Suite 900, tax map 029-4-09-0012B (contractor: The Whitt Company, 12310 Pinecrest, Suite 212, Reston, VA 20191);

**Origins Estee Lauder**, 28 West 23rd Street, 9th Floor, New York, NY 10010; for 1 \$120,400, new tenant layout at

8022L Tysons Corner Center, tax map 029-4-01-0035A (contractor: Dan Kuykendall Enterprises Inc., 2210 Meadows Lane, Sherman, TX 75092);

**PDG Daly Drive LLC**, 4500 Daly Drive, Suite 300, Chantilly, VA 20151; for 1 \$41,352, new tenant layout at 4506 Daly Drive, Suite 500, tax map 044-1-01-0013B2;

**PS Business Parks LP**, P.O. Box 25025, Glendale, CA 91201; for 1 \$114,350, new tenant layout at 4151 Lafayette Center Drive, Suite 100, tax map 033-2-01-0010C (contractor: Palmer's Contracting LLC, 400 Belle Air Lane, Warrenton, VA 20186);

**RSG Architects PC**, 14801 Murdock Street, #135, Chantilly, VA 20151; for 1 \$123,000, new tenant layout at 14291 Park Meadow Drive, Suite 300, tax map 044-3-01-0010A (contractor: Trinity Group Construction Inc., 13849 Park Center Road, Suite A, Herndon, VA 20171);

**Research Innovation**, 6363 Walker Lane, Alexandria, VA 22310; for 1 \$237,000, new tenant layout at 6363 Walker Lane, tax map 091-1-31-0003 (contractor: Hitt Contracting Inc., 2900 Fairview Park Drive, Falls Church, VA 22042);

**Reston Hospital Center LLC**, P.O. Box 80610, Indianapolis, IN 46280; for 1 \$100,500, interior alteration to build classroom at 1850 Town Center Parkway, Suite 253, tax map 017-1-01-0015B;

**Royco Inc.**, 8121 Georgia Avenue, #500, Silver Spring, MD 20910; for 1 \$89,500, new tenant layout at 10455 White Granite Drive, Suite 450, tax map 047-4-19-B4;

**Sullyfield Properties I LLC**, 1430 Spring Hill Road, #100, McLean, VA 22102; for 1 \$351,001, tenant build out for commercial office/pharmacy area at 14303c Sullyfield Circle, Suite C, tax map 034-3-05-G1;

**Sunrise Valley Drive LLC Coresite Real Estate 12100**, 3520 Piedmont Road, NE, Suite 410, Atlanta, GA 30305; for 1 \$85,000, interior alteration for owner for ADA improvements at 12100 Sunrise Valley Drive, tax map 017-3-08-3A0001A;

**Sunset Hills Investors LLC**, 2929 Arch Street, 28th Floor, Philadelphia, PA 19104; for 1 \$134,320, interior alteration to ex core restrooms on floors at 11493 Sunset Hills Road, tax map 017-4-24-0006 (contractor: Bognet Construction Associates, 8224 Old Courthouse Road, Suite 200, Vienna, VA 22182);

**Sylvan Learning Center**, 2579 John Milton Drive, Herndon, VA 20171; for 1 \$27,651, new tenant layout at 2579 John Milton Drive, tax map 025-4-01-0002E;

**TNREF III 7600 Leesburg Pike LLC**, 10 Bank Street, 12th Floor, White Plains, NY 10606; for 1 \$76,410, new tenant layout at 7600a Leesburg Pike, Suite 110, tax map 040-1-01-0039;

**TNREF III 7600 Leesburg Pike LLC**, 10 Bank Street, 12th Floor, White Plains, NY 10606; for 1 \$67,868, interior

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alteration to existing tenant at 7600a Leesburg Pike, Suite 100, tax map 040-1-01-0039;

**TYF Development LLC**, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852; for 1 \$38,660, interior alteration to existing space to create future tenant space at 1800 Tysons Boulevard, Suite 550, tax map 029-4-10-0002A2 (contractor: Hubert Construction LLC, 9055 Comprint Court, Suite 150, Gaithersburg, MD 20877);

**Target**, P.O. Box 9456, Minneapolis, MN 55440; for 1 \$411,594, interior alteration - retail, Starbucks, and food service area at 5115 Leesburg Pike, tax map 062-3-01-0028;

**Texas Donuts Inc.**, 4366 High Oak Lane, Fairfax, VA 22030; for 1 \$80,000, new tenant layout at 13830 Lee Highway, tax map 054-4-01-0028A;

**Transwestern**, 1420 Spring Hill Road, McLean, VA 22102; for 1 \$47,000, interior alteration - ADA upgrades on 6th floor at 1420 Spring Hill Road, tax map 029-1-01-0068 (contractor: Diamond General Contracting, 8506 Wellington Road, Suite 101, Manassas, VA 20109);

**Transwestern**, 1420 Spring Hill Road, McLean, VA 22102; for 1 \$47,000, interior alteration - ADA upgrades on 4th floor at 1420 Spring Hill Road, tax map 029-1-01-0068 (contractor: Diamond General Contracting, 8506 Wellington Road, Suite 101, Manassas, VA 20109);

**Vivian Nail**, 9451 Lorton Market Street, Lorton, VA 22079; for 1 \$30,000, new tenant layout at 9451 Lorton Market Street, Suite V, tax map 107-4-23-E8;

**Volkswagen**, 2200 Ferdinand Porsche Drive, Herndon, VA 20171; for 1 \$76,790, interior alteration to existing tenant at 2200 Ferdinand Porsche Drive, tax map 016-4-01-0044;

**Workday**, 8180 Greensboro Drive, Suite 500, McLean, VA 22102; for 1 \$84,080, tenant expansion at 8180 Greensboro Drive, Suite 500, tax map 029-4-09-0012B (contractor: Robert T. Pizzano General Contracting, 1019 Cameron Street, Alexandria, VA 22314).

### Planning Commission Actions April 19, 20, and 26, 2017

**CSPA-80-P-039-05 (appl. recommd. 04/19/17)** - ICF Consulting Group Comprehensive Sign Plan Amendment (ICF Consulting Group, Inc.); planning commission recommended approval for comprehensive sign plan amendment associated with RZ-80-P-039 on 13.99 acres zoned PDC & HC, located at 9300 & 9302 Lee Highway, Fairfax, VA 22031, tax map 048-4-01-0001-E & 048-4-01-0001-G, Providence District.

**RZ-2015-PR-017 (appl. recommd. 04/19/17)** - FP Tysons I Rezoning (FP Tysons I, LLC, 9600 Blackwell Rd., Suite 200, Rockville, MD 20852); planning commission recommended approval for application to

rezone 1,119 sq. ft. from PTC to PTC for offices, general retail sales establishment with no gross floor area limitation, tax map 029-3-01-9999, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**FDP-2015-PR-017 (PC Approved 04/19/17)** - FP Tysons Final Development Plan (FP Tysons I, LLC, 9600 Blackwell Rd., Suite 200, Rockville, MD 20852); planning commission approved a final development plan for office/retail space on 1,119 sq. ft. zoned PTC, tax map 029-3-01-9999, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**FDPA-2011-PR-005-02 (appl. recommd. 04/19/17)** - FP Tysons Final Development Plan Amendment (FP Tysons I, LLC, 9600 Blackwell Rd., Suite 200, Rockville, MD 20852); planning commission recommended approval for final development plan to permit a 276 ft. tall, 400,000 sq. ft. office building with ground floor retail on Block A of the Tysons Central Development on 1.13 acres zoned PTC, SC & HC, located at 8338, 8342, 8344 & 8348 Leesburg Pike, tax map 029-3-01-0071, 029-3-01-0071-A, 029-3-01-0072 & 029-3-01-0073-A, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**PA-2013-III-DS1 (appl. recommd. 04/19/17)** - Pohanka of Dulles Suburban Center Plan Amendment (Fairfax County Planning Commission, ); planning commission recommended approval for a plan amendment for changes to the DSC-E4-1 (Pohanka) Dulles Suburban Center section of the Comprehensive Plan, located south of Lee Jackson Memorial Highway between Walney Road and Elmwood Street, tax map 034-4-01-0049, 034-4-01-0050, 034-4-01-0050-A, 034-4-01-0051 & 034-4-01-0053, Sully District.

**PCA-2011-PR-005 (appl. recommd. 04/19/17)** - FP Tysons I Proffer Condition Amendment (FP Tysons I, LLC, 9600 Blackwell Rd., Suite 200, Rockville, MD 20852); planning commission recommended approval for a proffer condition amendment to amend proffers and conditions associated with RZ-2011-PR-005 on 1.13 acres zoned PTC, located at 8338, 8342, 8344 & 8348 Leesburg Pike, tax map 029-3-01-0071, 029-3-01-0071-A, 029-3-01-0072 & 029-3-01-0073-A, Providence District, (agent: Elizabeth D. Baker, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**RZ-2016-HM-010 (appl. recommd. 04/26/17)** - Scimores Academy Rezoning (Scimores Academy LLC, 8250 Westpark Dr., Suite 461, McLean, VA 22102); PC recommended approval of application to rezone 5.63 acres from C-5 & R-1 to R-2 to permit a private school of general education with an overall FAR of 0.17 (The Floris

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Conservatory for Fine Arts), located at 2625 & 2633 Centreville Rd., tax map 025-1-01-0016, 025-1-01-0019 & 025-1-01-0021, Hunter Mill District, (agent: Andrew A. Painter (Walsh, Colucci, Lubeley & Walsh), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (571) 209-5775).

**SE-2016-HM-007 (appl. recommend. 04/26/17)** - Scimores Academy Special Exception (Scimores Academy LLC, 8250 Westpark Dr., Suite 461, McLean, VA 22102); planning commission recommended approval of a special exception for a private school of special education on 8.07 acres zoned R-2 & C-5 (The Floris Conservatory for Fine Arts), located at 2625, 2629 & 2633 Centreville Rd. & 2703 & 2705 West Ox Rd., tax map 025-1-01-0016, 025-1-01-0017, 025-1-01-0019, 025-1-01-0020 & 025-1-01-0021, Hunter Mill District, (agent: Andrew A. Painter (Walsh, Colucci, Lubeley & Walsh), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (571) 209-5775).

**SE-2016-SU-022 (appl. recommend. 04/19/17)** - Copt Stonecroft Special Exception (Copt Stonecroft, LLC, 6711 Columbia Gateway Dr., Suite 300, Columbia, MD 21046); planning commission recommended approval for a special exception to increase building height on 64.28 acres zoned I-3, located at 4850 Stonecroft Blvd., tax map 043-2-02-0039-C, Sully District, (agent: Evan Pritchard, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 528-4700).

**SEA-87-P-041 (appl. recommend. 04/20/17)** - Chantilly Auto Care Center Special Exception Amendment (Chantilly Auto Care Center, LLC, 13001 Lee Jackson Memorial Highway, Chantilly, VA 22033); planning commission recommended approval for a special exception amendment to amend SE-87-P-041 previously approved for service station, car wash, quick service food store and waiver of minimum lot size in a highway corridor overlay district to modify site and development conditions on 39,865 sq. ft. zoned C-6, located at 13001 Lee Jackson Memorial Highway, tax map 045-1-01-0013, Springfield District, (agent: Keith C. Martin, 8245 Boone Blvd., Suite 400, Vienna, VA 22182, (703) 734-4800).

**PCA 96-L-005-04 (appl. recommend. 04/26/17)** - Greenspring Village Inc. Proffer Condition Amendment (Greenspring Village, Inc., 701 Maiden Choice Ln., Baltimore, MD 21228); PC recommended approval of amendment to the proffers for RZ 96-L-005 previously approved for elderly housing with accessory nursing facilities to permit telecommunications facilities monopole and associated modifications to proffers and site design on approx. 58.08 acres zoned R-3, located north of Franconia-Springfield Parkway, approx. 1,500 ft. west of its intersection with Spring Village Dr., tax map 090-1-01-

0063G, Lee District, (agent: Frank W. Stearns (Donohue & Stearns), 201 Liberty Street, Leesburg, VA 20175).

**SEA 96-L-034-04 (appl. recommend. 04/26/17)** - Cellco Partnership/Greenspring Village Inc. Special Exception Amendment (Cellco Partnership d/b/a Verizon Wireless, 27600 Montpelier Road, 2nd Floor, Laurel, MD 20723); PC approved special exception amendment request to permit the addition of a 150-foot telecommunications monopole on 58.08 acres zoned R-3, 7410 Spring Village Drive, Springfield, tax map 090-1-01-0063G, Lee District, (agent: Frank W. Stearns (Donohue & Stearns), 201 Liberty Street, Leesburg, VA 20170).

**RZ/FDP 2016-MA-026 (deferred 04/26/17)** - Ambrose Hills Section 4 Rezoning and Final Development Plan Amendment (Stanley Martin Cos., 11710 Plaza America Drive, Suite 1100, Reston, VA 20190); PC deferred decision to 05/04/17 for application to rezone 15,664 sq. ft. from R-3 to PDH-16 and final development plan for development of 5 single family attached residential units, located on the east side of Powell Ln., approx. 100 ft. south of its intersection with Columbia Pike, tax map 061-4-04-00B2, Mason District, (agent: Lynne J. Strobel (Walsh, Colucci, Lubeley & Walsh), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

**PCA/FDPA 2000-MA-055 (deferred 04/26/17)** - Ambrose Hills Section 4 Proffer Condition and Final Development Plan Amendment (Stanley Martin Cos., 11710 Plaza America Drive, Suite 1100, Reston, VA 20190); PC deferred decision to 05/04/17 for proffer condition and final development plan amendment requests for RZ 2000-MA-055 (Ambrose Hills Section 1) to incorporate a previous outparcel by removing 2,621 sq. ft. of common open space and converting it into driveways for access to Ambrose Hills Road from the single family attached units proposed under RZ 2016-MA-026, in the southeast quadrant of the intersection of Powell Lane and Columbia Pike, tax map 061-4-04-00B2, Lee District, (agent: Lynne J. Strobel (Walsh, Colucci, Lubeley & Walsh), 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201).

**FDPA 2003-LE-025-08 (Approved 04/26/17)** - Michelle Sylvertooth-Jackson, Shannon C. Jackson Final Development Plan Amendment (Michelle Sylvertooth-Jackson, Shannon C. Jackson, 5922 Embry Spring Lane, Alexandria, VA 22315); PC approved final development plan amendment for FDP 2003-LE-025 to permit modification of yard requirements for Lot 87 and associated changes to development conditions to permit an existing patio 2.8 feet from a rear lot line and 0.0 feet from a side lot line on 3,720 sq. ft. of land zoned PDH-5, 5922 Embry Spring Ln., Alexandria, tax map 081-4-48-0087, Lee District.



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### Site and Subdivision Plans Approved

**SP-001504-006-2 (Approved 04/04/17)** - Arrowbrook Centre Land Bays B1 & C1 Site Plan (Pulte Home Corporation, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031-1214, (703) 251-0245; approved for a site plan for 26 single family attached & 68 multifamily dwellings on 29.17 acres zoned PDC, located at 2346 Centreville Rd., tax map 016-3-01-0039-A2 & 016-3-01-0039-B3, Dranesville District, (agent: Pennoni, 13880 Dulles Corner Lane, Herndon, VA 20171, (703) 840-4834).

### Site and Subdivision Plans Accepted

**SD-007965-002-2 (Accepted 04/10/17)** - Sutton Court Subdivision (Evergreen Homes, 3684 Centreville Dr., Suite 120, Chantilly, VA 20151, (703) 667-7860; for a subdivision for 3 single family detached dwellings on 1.3 acres zoned R-4, located at 2701 Chain Bridge Rd., Vienna, VA 22181, tax map 048-1-01-0050, Providence District, (agent: Smith Engineering, 14901 Bogle Dr., Suite 202, Chantilly, VA 20151, (703) 956-6204).

**SP-001018-002-1 (Accepted 04/13/17)** - Franconia Hills Section 2 Pt Lot 6 Site Plan (PMG Mid Atlantic, LLC, 2359 Research Ct., Woodbridge, VA 22192); for a site plan for a 1,183 sq. ft. gross floor area addition to petroleum distribution station on .96 acres zoned C-5, located at 6201 Franconia Rd., tax map 081-3-05-0006, Lee District, (agent: Maser Consulting, 22375 Broderick Dr., Suite 110, Sterling, VA 20166).

**SP-003690-001-2 (Accepted 04/17/17)** - International Calvary Church Site Plan (International Calvary Church, 5700 Hanover Ave., Springfield, VA 22150); for a site plan for a 238 sq. ft. gross floor area addition to church on 2.25 acres zoned I-3, located at 5700 Hanover Ave., Springfield, VA 22150, tax map 080-1-01-0006-A, Lee District, (agent: Apex Solutions LLC, 412 Old Dominion Ave., Herndon, VA 20170-5323, (703) 234-9931).

**SP-004567-005-1 (Accepted 04/14/17)** - Heritage Mall Residential Site Plan (MHI - Heritage LLC, 1950 Old Gallows Rd., Suite 200, Tysons Corner, VA 22182, (703) 393-9887; for a site plan for 67 single family attached dwellings on 5.35 acres zoned PDC, located at 7822 Rectory Lane, Annandale, VA 22003-4935, tax map 070-2-01-0001-D1, 070-2-01-0002-A & 070-2-01-0002-C, Braddock District, (agent: Christopher Consultants, Ltd., 9417 Innovation Dr., Manassas, VA 20110, (703) 393-9887).

**SP-007843-008-2 (Accepted 04/04/17)** - Costco Wholesale Fuel Facility Site Plan (Costco Wholesale Corporation, 999 Lake Dr., Issaquah, WA 98027, (703) 406-6882; for a site plan for 107 sq. ft. gross floor area

addition to retail sales establishment - shopping center on 75.69 acres zoned C-8, located at 14390 Chantilly Crossing Lane, Chantilly, VA 20151, tax map 034-3-01-0041-B, Sully District, (agent: Maser Consulting, 22375 Broderick Dr., Suite 110, Sterling, VA 20166).

**SP-008254-003-2 (Accepted 04/13/17)** - Huntington Station Shopping Center Site Plan (Jefferson Manor Shopping Centre LP, 3201 Jermantown Rd., Fairfax, VA 22030-2404, (703) 273-9320; for a site plan for a 3,174 sq. ft. addition to fast food restaurant on 5.08 acres zoned C-5, located at 5836 North Kings Highway, Alexandria, VA 22303-2021, tax map 083-3-03-A & 083-3-03-0087, Lee District, (agent: Tri-Tek Engineering, 690 Center St., Suite 300, Herndon, VA 20170-5019, (703) 481-5900).

**SP-009559-003-1 (Accepted 04/05/17)** - Tall Oaks Townhomes Site Plan (Tall Oaks Development Company LLC, 1420 Spring Hill Rd., Suite 420, McLean, VA 22102, (703) 579-0196; for a site plan for a 14,393 sq. ft. gross floor area addition to retail sales and multifamily dwelling on 7.44 acres zoned PRC, located at 12000 & 12054 North Shore Dr., Reston, VA 20190, tax map 018-1-05-0008-A1 & 018-1-05-0008-A2, Hunter Mill District, (agent: Urban, Ltd., 42000 Technology Ct., Suite D, Chantilly, VA 20151, (703) 642-2306).

### Rezoning Applications Accepted

**RZ-2017-DR-008 (Accepted 04/18/17)** - McLean Properties Rezoning (McLean Properties LLC, 6825 Redmond Dr., Suite I, McLean, VA 22101); application to rezone 13.84 acres from C-6 (11.51 acres), C-8 (2.13 acres) and R-3 (.2 acres) to PDC for mixed use, located at 1430, 1434, 1438 & 1444 Chain Bridge Rd., 1401 Beverly Rd., 6809 & 6823 Old Dominion Dr. & 1427 Center St, McLean, VA 22101, tax map 030-2-01-0024, 030-2-01-0024-A, 0302-1003-0001-A, 030-2-1003-0001-B, 030-2-1003-0005, 030-2-1003-0005-A, 030-2-1003-0006 & 030-2-1003-0007, Dranesville District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 241-0631).

**FDP-2017-DR-008 (Accepted 04/18/17)** - McLean Properties Final Development Plan (McLean Properties LLC, 6825 Redmond Dr., Suite I, McLean, VA 22101); for a final development plan for mixed use on 13.84 acres zoned PDC, located at 1430, 1434, 1438 & 1444 Chain Bridge Rd., 1401 Beverly Rd., 6809 & 6823 Old Dominion Dr. & 1427 Center St, McLean, VA 22101, tax map 030-2-01-0024, 030-2-01-0024-A, 0302-1003-0001-A, 030-2-1003-0001-B, 030-2-1003-0005, 030-2-1003-0005-A, 030-2-1003-0006 & 030-2-1003-0007, Dranesville District, (agent: Martin D. Walsh, 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201, (703) 241-0631).

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**FDPA-2003-LE-025-09 (Accepted 04/11/17)** - James Ryan & Rachel Ostrye Final Development Plan Amendment (James Ryan & Rachel Ostrye, 6002 Masondale Rd., Alexandria, VA 22315, (812) 459-1990; for a final development plan amendment for modification of yard requirements, lot 66, Northampton Subdivision to allow patio 2.1 ft. from front lot line and .5 ft. from side lot line on 3,720 sq. ft. zoned PDH-5, located at 6002 Masondale Rd., Alexandria, VA 22315, tax map 081-4-48-0066, Lee District.

**FDPA-82-P-069-01-17 (Accepted 04/07/17)** - Five Oaks Properties Final Development Plan Amendment (Five Oaks Properties, LLC, 2638 Five Oaks Rd., Vienna, VA 22181); for a final development plan amendment to amend FDP-82-P-069 to allow college/university on 6.25 acres zoned PDC, located at 4375 Fair Lakes Ct., tax map 045-4-01-0025-D, Springfield District, (agent: Carlos M. Montenegro, 2821 Center Ridge Dr., Oakton, VA 22124-1440, (703) 819-0707).

### Special Exception Applications Accepted

**SE-2017-SU-008 (Accepted 04/03/17)** - Vigario Management Special Exception (Vigario Management Corp., 7413 Sudley Rd., Manassas, VA 20109); for a special exception for a fast food restaurant with drive through window in a highway corridor overlay district and a waiver of minimum lot size requirements on 27,540 sq. ft. zoned C-8, located at 13839 Lee Highway, tax map 054-4-01-0103 & 054-4-01-0103-B, Sully District, (agent: Keith C. Martin, 8245 Boone Blvd., Suite 400, Vienna, VA 22182, (703) 883-0102).

**SEA-89-C-047-02 (Accepted 04/04/17)** - CM & DOM Special Exception Amendment (CM & DOM, LLC, 2530 Riva Rd., Suite 400, Annapolis, MD 21401, (410) 271-9825; for a special exception amendment to amend SEA-89-C-047 to permit a fast food restaurant with drive-thru on 1.78 acres zoned C-6, located at 3035 Centreville Rd., Herndon, VA 20171-3709, tax map 024-4-05-0003, Sully District, (agent: Sheri L. Akin, 1750 Tysons Blvd., Suite 1800, Tysons Corner, VA 22102, (703) 712-5483).

### Real Estate Transactions of Interest April 3 through 20, 2017

#### Commercial/Land

**CSC Computer Sciences International, S.a.r.l.**, to 3160 Fairview Park, LLC, 4719 Hampden Lane, 3rd Floor, Bethesda, MD, 20814; sale on 04/03/17 of Parcel 7, Fairview Park, 259,374.00 sq. ft., improved, commercial, zoned PDC, at 3160 Fairview Park Drive, Falls Church, VA, 22042, Providence District, 114,803 sq. ft., 6-story comm. med/high

rise building built in 1986; assessed in 2017 for \$23,372,880: \$3,912,300, land; \$19,460,580, improvement; (\$6,075,000 trust with Union Bank & Trust), tax map 059-2-26-0007; \$7,150,000 (24995/0246).

**Cavalero, LLC and Leemark Realty, LLC**, to 5415VA, LLC, 1054 31st Street, NW, #340, Washington, DC, 20007; sale on 04/03/17 of Lot , Old Edsal Road, 58,122.00 sq. ft., improved, commercial, zoned Industrial w/res/apt zoning, at 5415 Industrial Drive, Springfield, VA, 22151, Mason District, 12,000 sq. ft., 1-story comm. property built in 1967; assessed in 2017 for \$1,337,890: \$929,950, land; \$407,940, improvement;; Lot , Old Edsal Road, 24,306.00 sq. ft., improved, commercial, zoned Industrial w/res/apt zoning, at 5411 Industrial Drive, Springfield, VA, 22151, Mason District, 1,230 sq. ft., 1-story comm. property built in 1956; assessed in 2017 for \$719,250: \$585,180, land; \$134,070, improvement; (\$3,932,000 trust with Platinum Services, Inc.), tax map 080-2-01-0054 080-2-01-0053; \$2,846,700 (24996/0763).

**Sue Moon**, to HMC Holdings, LLC, 112 Pleasant Street, NW, Suite B, Vienna, VA, 22180; sale on 04/03/17 of Condo Unit(s) B, Poplar Office Condominium, improved, comm. condo, zoned C-1A, at 112 Pleasant Street, NW, Suite B, Vienna, VA, 22180, Hunter Mill District, 1,128 sq. ft., 1-story comm. condo built in 1971; assessed in 2017 for \$304,560: \$60,910, land; \$243,650, improvement; (\$272,000 trust with First-Citizens Bank & Trust Company), tax map 038-4-71-B; \$320,000 (24996/0696).

**Waterloo Enterprises, LLC**, to 4084, LLC, 10555 Main Street, Suite 500, Fairfax, VA, 22030; sale on 04/03/17 of Lot , 1.03 acres, improved, commercial, zoned Commercial Office, at 4084 University Drive, Fairfax, VA, 22030, Fairfax City District, 33,220 sq. ft., comm. office built in 1973; assessed in 2017 for \$5,473,200: \$1,794,500, land; \$3,678,700, improvement; (\$4,240,000 trust with WashingtonFirst Bank), tax map 57-4-02-044-A; \$5,050,000 (24996/2089).

**7601 Group, LLC**, to En Passant, LLC, 5454 Wisconsin Avenue, #1710, Chevy Chase, MD, 20815; sale on 04/06/17 of Condo Unit(s) 300, 7601 Lewinsville Road Office Condominium, improved, comm. condo, zoned I-3, at 7601 Lewinsville Road, Suite 300, Vienna, VA, 22182, Dranesville District, 3,974 sq. ft., 4-story comm. condo built in 1987; assessed in 2017 for \$1,609,470: \$321,890, land; \$1,287,580, improvement; (\$1,100,000 trust with Chain Bridge Bank, N.A.), tax map 030-1-32-0300; \$1,570,000 (25000/0530).

**New York Avenue Gateway, LLC**, to JAG Partners, LLC, 6858 Old Dominion Drive, 1st Floor, McLean, VA, 22101; sale on 04/07/17 of Lot 3, Block 8, 21,333.00 sq. ft., improved, office building, zoned C-6, at 6858 Old Dominion Drive, McLean, VA, 22102, Dranesville District, 42,139 sq. ft., 3-story comm. low rise office building built in 1980;

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assessed in 2017 for \$7,240,720: \$1,002,650, land; \$6,238,070, improvement; Lot 4, Block 8, Ingleside, 18,285.00 sq. ft., improved, office building, zoned C-6, at 6856 Old Dominion Drive, McLean, VA, 22102, Dranesville District, 42,139 sq. ft., 3-story comm. low rise office building built in 1980; assessed in 2017 for \$859,400, land; (\$10,120,000 trust with Union Bank & Trust), tax map 030-2-10-0800-04 030-2-10-0800-03; \$12,100,000 (25001/1036).

**MB Herndon, LLC**, to DEP I & II Owner, LLC, 280 Park Avenue, 5th Floor, New York, NY, 10017; sale on 04/11/17 of Parcel 4-N1, Dulles Technology Center Venture, 378,187.00 sq. ft., improved, office building, zoned C-3, at 13530 Dulles Technology Drive, Herndon, VA, 20171, Dranesville District, 205,251 sq. ft., 6-story comm. mid/hi rise office building built in 2001; assessed in 2017 for \$37,752,670: \$10,180,860, land; \$27,571,810, improvement; Parcel 31-A1, Dulles Technology Center Venture, 262,145.00 sq. ft., improved, office building, zoned C-3, at 13560 Dulles Technology Drive, Herndon, VA, 20171, Dranesville District, 205,251 sq. ft., 6-story comm. mid/hi rise office building built in 2001; assessed in 2017 for \$32,985,130: \$4,546,710, land; \$28,438,420, improvement; tax map 016-3-01-0004-N1 016-3-01-0031-A1; \$71,692,189 (25004/0643).

**Munther and Sawsan Alraban**, to American Muslim Association of North America, 8423 Credos Court, Alexandria, VA, 22309; sale on 04/13/17 of Lot 29B, Gum Spring, 39,487.00 sq. ft., vacant, commercial, zoned (Comm w/ res/apt zoning), at East of the Intersection of Richmond Highway and Janna Lee Avenue, Alexandria, VA, 22309, Mt. Vernon District, assessed in 2017 for \$577,680, land; (\$680,000 trust with Munther and Sawsan Alraban), tax map 101-2-01-0029-B; \$850,000 (25006/1335).

**Hyo Chung**, to TRP, LLC, 3417 Beverly Drive, Annandale, VA, 22003; sale on 04/18/17 of Condo Unit(s) 3, BuildAmerica Four, improved, comm. condo, zoned I-5, at 2844 Hartland Road, Suite 3, Falls Church, VA, 22043, Providence District, 1,800 sq. ft., 1-story comm. warehouse built in 1978; assessed in 2017 for \$471,600: \$94,320, land; \$377,280, improvement; (\$390,000 trust with Access National Bank), tax map 049-2-26-0003; \$520,000 (25010/0837).

**Moore-Most Properties, LLC**, to Jungin Sung and Haein Jung, 4025 Royal Lytham Drive, Fairfax, VA, 22033; sale on 04/18/17 of Condo Unit(s) 26-1, Building 6, Woodson Square Office Park Condominium, improved, comm. condo, zoned Planned Development Commercial, at 9687 Main Street, #B, Fairfax, VA, 22031, Fairfax City District, 878 sq. ft., comm. condo built in 1986; assessed in 2017 for \$217,900: \$67,900, land; \$150,000, improvement; tax map 058-3-96-87-00B; \$235,000 (25011/1790).

**Fair Oaks Commerce Center Holdings-1, LLC**, to Boyd Fairfax GSA, LLC, 303 W. Madison Street, Suite 1925, Chicago, IL, 60606; sale on 04/20/17 of Parcel 3, John F.

Swart Property, 91,725.00 sq. ft., improved, commercial, zoned I-5, at 11320 Random Hills Road, Fairfax, VA, 22030, Braddock District, 144,140 sq. ft., 6-story comm. med/hi rise office building built in 1988; assessed in 2017 for \$25,334,120: \$2,787,340, land; \$22,546,780, improvement; tax map 056-2-01-0033-E; \$23,500,000 (25013/1324).

### **Residential/Lots**

**Ausable, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/03/17 of Lot 8, Bear Branch Terrace, 5,559.00 sq. ft., vacant, SFD, zoned R-5, at 9083 Bear Branch Place, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$306,000, land; tax map 048-4-31-0008; \$565,000 (24996/2142).

**Cary Cucinelli, Administrator of The Estate of Amiel Turner**, to G. Harris Custom Homes, LLC, PO Box Z, McLean, VA, 22101; sale on 04/03/17 of Lot , 4.04 acres, improved, SFD, zoned R-12, at 1601 White Pine Drive, Vienna, VA, 22182, Hunter Mill District, 1-story SFD built in 1962; assessed in 2017 for \$815,200: \$563,000, land; \$252,200, improvement; (\$1,100,000 trust with MVB Bank, Inc.), tax map 028-1-01-0020; \$475,000 (24996/1690).

**Eldridge and Sandra Kahler**, to Bearing Point Homes, LLC, 2305 Grove Avenue, Falls Church, VA, 22046; sale on 04/03/17 of Lot 48, Section 2, Westhampton, 15,425.00 sq. ft., improved, SFD, zoned R-2, at 2120 Greenwich Street, Falls Church, VA, 22043, Dranesville District, 1-story SFD built in 1952; assessed in 2017 for \$549,490: \$399,000, land; \$150,490, improvement; (\$800,000 trust with DWSW RLLLP), tax map 040-2-02-0048; \$515,000 (24996/0904).

**Eleven Oaks, LLC**, to Sang Kang, 4432 Manor Oak Lane, Fairfax, VA, 22030; sale on 04/03/17 of Lot 26, Eleven Oaks, 2,945.00 sq. ft., improved, SFD, zoned PDH-8, at 4432 Manor Oak Lane, Fairfax, VA, 22030, Braddock District, 2-story SFD built in 2017; assessed in 2017 for \$551,000: \$276,000, land; \$275,000, improvement; (\$636,150 trust with GEO-CORP, Inc.), tax map 057-4-19-0026; \$875,000 (24996/1067).

**Jorge and Marta Mondino, Trustees of the Mondino Family Trust**, to Kul Homes and Investment, LLC, 43548 Heritage Gap Terrace, Chantilly, VA, 20152; sale on 04/03/17 of Lot 14, Section 7, Pimmit Hills, 14,566.00 sq. ft., improved, SFD, zoned R-4, at 1755 Pimmit Drive, Falls Church, VA, 22043, Dranesville District, 1-story SFD built in 1954; assessed in 2017 for \$464,740: \$269,000, land; \$195,740, improvement; (\$874,620 trust with Eagle Bank), tax map 030-3-04-0014; \$510,000 (24994/0632).

**Timber Ridge at Discovery Square, Inc.**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/05/17 of Parcel 6, Discovery Square, 18,907.00 sq. ft., vacant, residential, zoned PRM, at 13765 Air and Space



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Museum Parkway, Herndon, VA, 20171, Sully District, assessed in 2017 for \$2,800,000, land; tax map 024-4-07-0106; \$2,974,824 (24999/1152).

**William Boley, Carol, and William Brett Ingersoll**, to K. Hovnanian at Hunter's Pond, LLC, 6646 Tack House Trail, Centreville, VA, 20120; sale on 04/05/17 of Lot 14, Hunters Pond, 220,617.00 sq. ft., vacant, residential, zoned RC, at 6646 Tack House Trail, Centreville, VA, 20120, Sully District, assessed in 2017 for \$360,000, land; tax map 052-4-02-0014; \$394,290 (24999/1082).

**F&N Enterprises, LLC**, to Goal Construction Corp., 4800 Stringfellow Road, Centreville, VA, 20120; sale on 04/06/17 of Lot 3, Cecil D. Hilton Subdivision, 25,537.00 sq. ft., vacant, SFD, zoned R-1, at 4800 Stringfellow Road, Centreville, VA, 20120, Sully District, assessed in 2017 for \$284,000, land; (\$190,000 trust with F&N Enterprises, LLC), tax map 055-1-05-0003; \$190,000 (25000/0988).

**F&N Enterprises, LLC**, to Goal Construction Corp., 4780 Stringfellow Road, Centreville, VA, 20120; sale on 04/06/17 of Lot 4, Cecil D. Hilton Subdivision, 27,965.00 sq. ft., vacant, SFD, zoned R-1, at 4780 Stringfellow Road, Centreville, VA, 20120, Sully District, assessed in 2017 for \$284,000, land; (\$190,000 trust with F&N Enterprises, LLC), tax map 055-1-05-0004; \$190,000 (24999/1755).

**Prolandian Holding #3, LLC**, to Koteeshwar Ramuni, 2312 Westmoreland Street, Falls Church, VA, 22041; sale on 04/10/17 of Lot 1B, 14,137.00 sq. ft., vacant, SFD, zoned R-4, at 2312 Westmoreland Street, Falls Church, VA, 22046, Dranesville District, assessed in 2017 for \$415,000, land; (\$325,000 trust with First Virginia Community Bank), tax map 040-4-01-0044-D; \$525,000 (25003/1717).

**Ausable, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/11/17 of Lot 3, Bear Branch Terrace, 6,305.00 sq. ft., vacant, SFD, zoned R-5, at 9093 Bear Branch Place, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$306,000, land; tax map 048-4-31-0003; \$565,000 (25003/1965).

**Garden World Investments, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/11/17 of Lot 20, Avenshire Subdivision, 5,189.00 sq. ft., vacant, SFD, zoned PDH-3, at 4393 Strawflower Street, Fairfax, VA, 22030, Braddock District, assessed in 2017 for \$245,000, land; tax map 056-2-35-0020; \$567,581 (25003/1961).

**Delaphine Updike Winter, Cecil Updike, Alena Updike Swartz**, to Benjamin Castro and Speedy GLZ Construction Holding, LLC, 1410 Washington Drive, Stafford, VA, 22554; sale on 04/13/17 of Lot 7, Russell C Wood, 1.00 acres, improved, SFD, zoned R-2, at 4104 Woodland Road, Annandale, VA, 22003, Mason District, 1-story SFD built in 1940; assessed in 2017 for \$322,730: \$223,000, land; \$99,730, improvement; tax map 060-3-12-0007; \$415,000 (25007/0450).

**Lester Gallahan, Jr.**, to Burgundy Road, LLC, 12901 Larkmeade Lane, Woodbridge, VA, 22193; sale on 04/17/17 of Lot 18, Section 1, Block B, Burgundy Village, 7,200.00 sq. ft., improved, SFD, zoned R-4, at 3120 Burgundy Road, Alexandria, VA, 22303, Lee District, 1-story SFD built in 1950; assessed in 2017 for \$310,780: \$164,000, land; \$146,780, improvement; tax map 082-2-14-B-0018; \$300,000 (25010/0341).

**Lynn Knight and George Bricker**, to 2nd Gen Homes, LC, 407-L Church Street, NE, Vienna, VA, 22180; sale on 04/17/17 of Lot 68, Orchard View, 25,034.00 sq. ft., improved, SFD, zoned R-1, at 2533 Rambling Road, Vienna, VA, 22180, Hunter Mill District, "Model M" model SFD built in 1960; assessed in 2017 for \$564,680: \$338,000, land; \$226,680, improvement; tax map 038-3-05-0068; \$650,000 (25009/1171).

**Melvin and Mary Harris, Trustees of the Melvin/Mary Harris Revocable Trust**, to Summit Estate, LLC, 7937 Jansen Drive, Springfield, VA, 22152; sale on 04/18/17 of Lot 24, Section 2, Block 4, West Springfield, 12,440.00 sq. ft., improved, SFD, zoned R-3, at 7937 Jensen Drive, Springfield, VA, 22152, Springfield District, "Leesburg" model SFD built in 1960; assessed in 2017 for \$496,440: \$254,000, land; \$242,440, improvement; tax map 089-2-04-0400-24; \$529,900 (25011/0649).

**Timber Ridge at Vienna, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/18/17 of Lot 19, Metro Row, 2,711.00 sq. ft., vacant, TH, zoned R-12, at 9230 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$355,000, land; Lot 20, Metro Row, 1,742.00 sq. ft., vacant, TH, zoned R-12, at 9228 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land; Lot 21, Metro Row, 1,740.00 sq. ft., vacant, TH, zoned R-12, at 9226 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land; Lot 22, Metro Row, 1,740.00 sq. ft., vacant, TH, zoned R-12, at 9224 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land; Lot 23, Metro Row, 2,654.00 sq. ft., vacant, TH, zoned R-12, at 9222 Wood Violet Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$355,000, land; tax map 048-4-30-0023 048-4-30-0022 048-4-30-0021 048-4-30-0020 048-4-30-0019; \$2,555,000 (25010/0835).

**Timber Ridge at Vienna, LLC**, to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA, 22030; sale on 04/18/17 of Lot 1, Metro Row, 2,638.00 sq. ft., vacant, TH, zoned R-12, at 9310 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$355,000, land; Lot 2, Metro Row, 1,557.00 sq. ft., vacant, TH, zoned R-12, at 9308 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land; Lot

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3, Metro Row, 1,557.00 sq. ft., vacant, TH, zoned R-12, at 9306 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land;; Lot 4, Metro Row, 1,557.00 sq. ft., vacant, TH, zoned R-12, at 9304 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land;; Lot 5, Metro Row, 1,557.00 sq. ft., vacant, TH, zoned R-12, at 9302 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land;; Lot 6, Metro Row, 1,557.00 sq. ft., vacant, TH, zoned R-12, at 9300 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$350,000, land;; Lot 7, Metro Row, 2,638.00 sq. ft., vacant, TH, zoned R-12, at 9298 Wild Black Cherry Court, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$355,000, land;; tax map 048-4-30-0005 048-4-30-0004 048-4-30-0003 048-4-30-0002 048-4-30-0001 048-4-30-0007 048-4-30-0006; \$3,150,335 (25010/0833).

**Transnational Home Builders, LLC**, to Vabax Corp., Inc., 4110 Oak Hill Drive, Annandale, VA, 22003; sale on 04/18/17 of Lot 6, Columbia Oaks, 15,500.00 sq. ft., vacant, SFD, zoned R-2, at 4110 Oak Hill Drive, Annandale, VA, 22003, Mason District, assessed in 2017 for \$327,000, land; (\$397,363 trust with Unite Shore Financial Services, LLC), tax map 060-4-06-0006; \$367,500 (25011/0587).

**Clarence Case**, to Kingston Royce Homes, LLC, 741 Mill Drive, Suite F-2, Leesburg, VA, 20175; sale on 04/20/17 of Lot 85, Fairfax Farms, 1.92 acres, improved, SFD, zoned R-1, at 3812 Maple Hill Road, Fairfax, VA, 22033, Providence District, 1-story SFD built in 1960; assessed in 2017 for \$554,620; \$445,000, land; \$109,620, improvement; (\$3,175,000 trust with Cardinal Bank), tax map 046-4-02-0086; \$585,000 (25014/0552).

**Michael and Gregory Wenzell, heirs of the Estate of Thelma Wenzell**, to QCH Custom Homes, LLC, 13662 Office Place, Suite 201, Woodbridge, VA, 22192; sale on 04/20/17 of Lot , 0.48 acres, improved, SFD, zoned R-1, at 3512 West Ox Road, Fairfax, VA, 22033, Sully District, 1-story SFD built in 1951; assessed in 2017 for \$264,440: \$215,000, land; \$49,440, improvement;; tax map 045-2-01-0007; \$360,000 (25013/1963).

**Theodore Hiller III and Barbara King**, to Ivyhill Property Associates, LLC, 7845 Westmont Lane, McLean, VA, 22102; sale on 04/20/17 of Lot 34, Section 4, Pimmit Hills, 10,010.00 sq. ft., improved, SFD, zoned R-4, at 2015 Storm Drive, Falls Church, VA, 22043, Dranesville District, 1-story SFD built in 1954; assessed in 2017 for \$470,480: \$266,000, land; \$204,480, improvement;; tax map 040-1-12-0034; \$525,000 (25013/0872).

**Anita Colson, Personal Representative of the Estate of Harold Cunningham, Jr.**, to K2NC, LLC, 2843 Cameron Road, Falls Church, VA, 22042; sale on 04/21/17 of Lot 32,

Section 1, Greenway Downs, 6,250.00 sq. ft., improved, SFD, zoned R-4, at 2843 Cameron Road, Falls Church, VA, 22042, Providence District, 1.5-story "MB" model SFD built in 1949; assessed in 2017 for \$470,670: \$255,000, land; \$215,670, improvement;; tax map 050-4-04-0032; \$370,000 (25015/1427).

**William Koerner, Jr.**, to Tansey Drive, LLC, 2111 Wilson Boulevard, 8th Floor, Arlington, VA, 22201; sale on 04/21/17 of Lot 8, Section 1, Holmes Run Park, 26,488.00 sq. ft., improved, SFD, zoned R-2, at 6625 Tansey Drive, Falls Church, VA, 22042, Mason District, 1-story SFD built in 1949; assessed in 2017 for \$500,710: \$262,000, land; \$238,710, improvement; (\$389,625 trust with John Marshall Bank), tax map 060-2-24-0008; \$519,500 (25015/1031).

### ***New Home Sales***

**7100 Benjamin, LLC**, to Charles and Susan Mathews, 7100 Benjamin Street, McLean, VA, 22101; sale on 04/03/17 of Lot 15, Section 3, Langley Forest Subdivision, 42,400.00 sq. ft., improved, SFD, zoned R-12, at 7100 Benjamin Street, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2016; assessed in 2017 for \$3,994,740: \$1,043,000, land; \$2,951,740, improvement; (\$2,175,000 trust with Quicken Loans, Inc. and \$750,000 trust with Quicken Loans, Inc.), tax map 021-3-02-0015; \$4,500,000 (24995/1008).

**K. Hovnanian at Residence at Discovery Square, LLC**, to Muneer Janbi, 13722 Neil Armstrong Avenue, Unit 503, Herndon, VA, 20171; sale on 04/03/17 of Condo Unit(s) 503, Phase 4, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13722 Neil Armstrong Avenue, Unit 503, Herndon, VA, 20171, Sully District, assessment details n/a; tax map 024-4-09-0405-03; \$364,113 (24994/2044).

**McShay at Ox Road Estates, LLC**, to Pedro Hernandez Ochoa and Maria Echeto, 5597 Ox Road, Fairfax Station, VA, 22039; sale on 04/03/17 of Lot 1, Ox Road Estates, 6,720.00 sq. ft., improved, SFD, zoned PDH-3, at 5597 Ox Road, Fairfax Station, VA, 22039, Braddock District, 2-story "St. Philip" model SFD built in 2016; assessed in 2017 for \$804,810: \$199,000, land; \$605,810, improvement; (\$736,000 trust with Bank of America, N.A.), tax map 077-1-23-0001; \$920,000 (24994/2062).

**NVR, Inc.**, to Vivek Gadwal, 3242 Yeager Drive, Herndon, VA, 20171; sale on 04/03/17 of Condo Unit(s) 6-A, Phase 11, Discovery Square Condominium, improved, resid. condo, zoned PRM, at 3242 Yeager Drive, Herndon, VA, 20171, Sully District, assessment details n/a; (\$408,025 trust with NVR Mortgage Finance, Inc.), tax map 024-4-08-0006-A; \$453,374 (24995/1067).

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**NVR, Inc.**, to Shyam Pandula and Vinodini Thota, 9075 Bear Branch Place, Fairfax, VA, 22031; sale on 04/03/17 of Lot 12, Bear Branch Terrace, 5,434.00 sq. ft., improved, SFD, zoned R-5, at 9075 Bear Branch Place, Fairfax, VA, 22031, Providence District, assessed in 2017 for \$305,000, land; (\$636,150 trust with George Mason Mortgage, LLC), tax map 048-4-31-0012; \$1,132,248 (24996/1921).

**Alserat Group, LLC**, to Shaik and Salma Samdani, 10315 Georgetown Pike, Great Falls, VA, 22066; sale on 04/04/17 of Lot 25A, Regal Homes Estates, 54,527.00 sq. ft., improved, SFD, zoned R-1, at 10315 Georgetown Pike, Great Falls, VA, 22066, Dranesville District, 2-story "Bellagio" model SFD built in 2014; assessed in 2017 for \$1,905,660: \$465,000, land; \$1,440,660, improvement; (\$1,676,000 trust with Wells Fargo Bank, N.A.), tax map 012-2-23-0001; \$2,095,000 (24997/0755).

**Shahiq and Afsheen Khwaja**, to 6700 Lupine, LLC, 6700 Lupine Lane, McLean, VA, 22101; sale on 04/05/17 of Lot 14, Parkview Hills, 43,009.00 sq. ft., improved, SFD, zoned R-1, at 6700 Lupine Lane, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2016; assessed in 2017 for \$3,708,610: \$575,000, land; \$3,133,610, improvement; tax map 021-2-06-0014; \$3,400,000 (24998/1615).

**1821 Westmoreland, LLC**, to Ibrahim and Mehtap Yilmaz, 7307 Churchill Drive, McLean, VA, 22101; sale on 04/07/17 of Lot 64, Hillside Manor, 10,500.00 sq. ft., improved, SFD, zoned R-3, at 7307 Churchill Drive, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2015; assessed in 2017 for \$1,280,850: \$396,000, land; \$884,850, improvement; (\$945,800 trust with Wells Fargo Bank, N.A.), tax map 040-2-22-0064; \$1,240,000 (25001/0654).

**NVR, Inc.**, to David and Sally Pabst, 4115 Round Hill Road, Arlington, VA, 22207; sale on 04/07/17 of Lot 33, Chestnut Place, 2,136.00 sq. ft., improved, SFD, zoned PDH-8, at 4115 Round Hill Road, Arlington, VA, 22207, Providence District, 2-story SFD; assessed in 2017 for \$250,000, land; (\$636,150 trust with Caliber Home Loans, Inc.), tax map 040-3-42-0033; \$995,000 (25002/0725).

**Bogart Properties, LLC**, to Peter and Mandi Bearsch, 10610 Beach Mill Road, Great Falls, VA, 22066; sale on 04/10/17 of Lot 6-A, Anna Burgess Property, 43,408.00 sq. ft., improved, SFD, zoned RE, at 10610 Beach Mill Road, Great Falls, VA, 22066, Dranesville District, 2-story SFD built in 2015; assessed in 2017 for \$1,669,860: \$478,000, land; \$1,191,860, improvement; (\$1,224,000 trust with Caliber Home Loans), tax map 003-3-01-0006-A; \$1,500,000 (25003/0160).

**Reel Homes, LLC**, to Kalai and Elizabeth Selvan, 4048 Taylor Drive, Fairfax, VA, 22032; sale on 04/10/17 of Lot 12, Lee Meadow Subdivision, 25,213.00 sq. ft., improved, SFD,

zoned R-1, at 4048 Taylor Drive, Fairfax, VA, 22032, Braddock District, 2-story SFD; assessed in 2017 for \$678,000: \$198,000, land; \$480,000, improvement; (\$885,000 trust with SunTrust Mortgage, Inc.), tax map 058-4-03-0012; \$1,265,500 (25002/1842).

**NVR, Inc.**, to Amir Rasool and Yasamin Abbaszadeh, 3165 Virginia Bluebell Court, Fairfax, VA, 22031; sale on 04/11/17 of Lot 15, Metro Row, 1,521.00 sq. ft., improved, TH, zoned R-12, at 3165 Virginia Bluebell Court, Fairfax, VA, 22031, Providence District, 2-story "Falls Church" model TH built in 2017; assessed in 2017 for \$808,830: \$350,000, land; \$458,830, improvement; (\$674,990 trust with EagleBank), tax map 048-4-30-0015; \$749,990 (25005/0100).

**Prime Custom Homes, LLC**, to Marisa and Matthew Bolssen, 6906 Kenfig Drive, Falls Church, VA, 22042; sale on 04/11/17 of Lot 37, Section 2, Block D, Annalee Heights, 7,200.00 sq. ft., improved, SFD, zoned R-4, at 6906 Kenfig Drive, Falls Church, VA, 22042, Mason District, assessed in 2017 for \$354,000: \$174,000, land; \$180,000, improvement; (\$615,150 trust with First Home Mortgage Corp.), tax map 050-41-8D-0037; \$683,500 (25004/1534).

**Artkraft Homes, LLC**, to Kwang Son, 601 Kearney Court, SW, Vienna, VA, 22180; sale on 04/12/17 of Lot 16, Section 4, Pickett Estates, 12,275.00 sq. ft., improved, SFD, zoned RS-12.5, at 601 Kearney Court, SW, Vienna, VA, 22180, Hunter Mill District, 2-story "Custom" model SFD built in 2016; assessed in 2017 for \$1,335,740: \$311,000, land; \$1,024,740, improvement; tax map 048-2-21-0016; \$1,389,888 (25005/2124).

**Rupsha 2007, LLC**, to Thomas and Clare Klanderan, 1419 Mayflower Drive, McLean, VA, 22101; sale on 04/12/17 of Lot 232, Section 3, Broyhill's McLean Estates, 11,424.00 sq. ft., improved, SFD, zoned R-3, at 1419 Mayflower Drive, McLean, VA, 22101, Dranesville District, 2-story "Barley" model SFD built in 2017; assessed in 2017 for \$841,040: \$386,000, land; \$455,040, improvement; (\$1,334,250 trust with Citi Bank, N.A.), tax map 030-1-12-0232; \$1,482,500 (25005/1309).

**Summer Hill Estates, LC**, to Ke Ning and Yi Su, 8956 Miller Lane, Vienna, VA, 22182; sale on 04/12/17 of Lot 2, Wexford-East, 12,507.00 sq. ft., improved, SFD, zoned R-3, at 8956 Miller Lane, Vienna, VA, 22182, Hunter Mill District, 2-story SFD built in 2017; assessed in 2017 for \$660,600: \$301,000, land; \$359,600, improvement; (\$999,500 trust with TopOne Mortgage, Inc.), tax map 028-4-21-0002; \$1,345,000 (25005/1795).

**Buchanan/Price, LC**, to Samir and Vaishali Deshpande, 6816 Wemberly Way, McLean, VA, 22101; sale on 04/13/17 of Lot 23, Section 5, Langley Forest Subdivision, 24,264.00 sq. ft., improved, SFD, zoned R-1, at 6816 Wemberly Way, McLean, VA, 22101, Dranesville District, 2-story "Custom" model SFD built in 2015; assessed in 2017 for \$3,279,710:



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\$939,000, land; \$2,340,710, improvement; tax map 021-2-04-0023; \$3,050,000 (25006/2085).

**NVR, Inc.**, to Clifford and Karla Loper, 2341 Chadlington Road, Falls Church, VA, 22043; sale on 04/14/17 of Lot 35, Chestnut Place, 2,136.00 sq. ft., improved, SFD, zoned PDH-8, at 2341 Chadlington Road, Falls Church, VA, 22043, Providence District, 2-story SFD built in 2017; assessed in 2017 for \$250,000, land; (\$759,000 trust with NVR Mortgage Finance, Inc.), tax map 040-3-42-0035; \$998,000 (25007/1954).

**Pulte Home Company, LLC**, to Minahm Kim and Christina Ly, 3951 Oak Street, Fairfax, VA, 22030; sale on 04/14/17 of Lot 9, Mount Vineyard, 0.04 acres, improved, TH, zoned Planned Development Residential, at 3951 Oak Street, Fairfax, VA, 22030, Fairfax City District, new TH built in 2017; assessed in 2017 for \$250,000, land; (\$399,425 trust with Pulte Mortgage, LLC), tax map 57-1-38-009; \$778,774 (25008/0191).

**Summer Hill Estates, LC**, to Frank and Lisa Arnold, 1829 Saint Boniface Street, Vienna, VA, 22182; sale on 04/14/17 of Lot 25-A, Section 1, Eudora, 11,156.00 sq. ft., improved, SFD, zoned R2-C, at 1829 Saint Boniface Street, Vienna, VA, 22182, Hunter Mill District, 2-story "Cheshire" model SFD built in 2016; assessed in 2017 for \$311,000: \$301,000, land; \$10,000, improvement; (\$1,156,766 trust with George Mason Mortgage, LLC), tax map 028-3-10-0025-A; \$1,330,365 (25007/2174).

**Eleven Oaks, LLC**, to Thomas and Wendy Bugos, 4440 Rosenwald Lane, Fairfax, VA, 22030; sale on 04/17/17 of Lot 49, Eleven Oaks, 4,013.00 sq. ft., improved, SFD, zoned PDH-8, at 4440 Rosenwald Lane, Fairfax, VA, 22030, Braddock District, 2-story "Fieldwood" model SFD built in 2016; assessed in 2017 for \$957,270: \$277,000, land; \$680,270, improvement; (\$202,500 trust with JPMorgan Chase Bank, N.A.), tax map 057-4-19-0049; \$1,049,900 (25009/0771).

**Junction Square, LLC**, to Brandy Bruckert and Dan Fisher, 105 Dyer Court, Herndon, VA, 20170; sale on 04/17/17 of Lot 16, Junction Square, 1,079.00 sq. ft., improved, TH, zoned PD-TD, at 105 Dyer Court, Herndon, VA, 20170, Dranesville District, 2-story "Mosby" model TH built in 2017; assessed in 2017 for \$280,000: \$180,000, land; \$100,000, improvement; (\$530,714 trust with EverBank), tax map 016-2-51-0016; \$663,393 (25009/2193).

**K. Hovnanian at Residence at Discovery Square, LLC**, to Christina Arnold, 13724 Neil Armstrong Avenue, Unit 506, Herndon, VA, 20171; sale on 04/17/17 of Condo Unit(s) 506, Phase 3, The Residences at Discovery Square Condominium, improved, resid. condo, zoned PRM, at 13724 Neil Armstrong Avenue, Unit 506, Herndon, VA, 20171, Sully District, 1-story "Berkeley" model resid. condo built in 2015; assessed in 2017 for \$349,260: \$70,000, land; \$279,260, improvement;

(\$355,250 trust with K. Hovnanian American Mortgage, LLC), tax map 024-4-09-0305-06; \$375,000 (25009/0042).

**Middleburg Associates, LLC**, to Lisa Deckelman and Thomas McDonough, 921 Saigon Road, McLean, VA, 22101; sale on 04/17/17 of Lot 6-A, Saigon Subdivision, 0.14 acres, improved, SFD, zoned R-1, at 921 Saigon Road, McLean, VA, 22101, Dranesville District, assessed in 2017 for \$3,000, land; tax map 021-3-01-0023-B; \$2,665,250 (25008/1849).

**D.R. Horton, Inc.**, to Daniel Workie and Tigist Atnafu, 9025 Endicott Place, Lorton, VA, 22079; sale on 04/18/17 of Lot 64, Section 2, Lyndam Hill, 2,215.00 sq. ft., improved, TH, zoned PDH-8, at 9025 Endicott Place, Lorton, VA, 22079, Mt. Vernon District, 2-story "Bradford II" model TH built in 2017; assessed in 2017 for \$507,300: \$130,000, land; \$377,300, improvement; (\$506,255 trust with DHI Mortgage Company), tax map 108-1-17-0200-64; \$532,900 (25011/1296).

**Infill by Design, LLC**, to Paul Drury, 4724 Ferry Landing Road, Alexandria, VA, 22309; sale on 04/18/17 of Lot , 15,184.00 sq. ft., improved, SFD, zoned R-2, at 4724 Ferry Landing Road, Alexandria, VA, 22309, Mt. Vernon District, 2.5-story SFD built in 2016; assessed in 2017 for \$803,000: \$288,000, land; \$515,000, improvement; (\$419,835 trust with NBKC Bank), tax map 110-3-01-0021; \$715,000 (25011/0836).

**McShay at Devonshire, LLC**, to Kristen Johnson and Scott Gemmell, 6291 Alforth Avenue, Alexandria, VA, 22315; sale on 04/18/17 of Lot 7, McShay Addition to Devonshire, 1,824.00 sq. ft., improved, SFD, zoned R-8, at 6291 Alforth Avenue, Alexandria, VA, 22315, Lee District, 2-story SFD built in 2017; assessed in 2017 for \$531,490: \$160,000, land; \$371,490, improvement; (\$530,445 trust with George Mason Mortgage, LLC), tax map 091-1-34-0007; \$624,053 (25010/1346).

**Basheer/Edgemoore-Moutoux, LLC**, to Phong and Quynh Nguyen, 1381 Blairstone Drive, Vienna, VA, 22182; sale on 04/20/17 of Lot 19, Section 2, Maymont, 16,951.00 sq. ft., improved, SFD, zoned PDH-1, at 1381 Blairstone Drive, Vienna, VA, 22182, Dranesville District, 2-story "Yarborough Provence" model SFD built in 2015; assessed in 2017 for \$1,776,840: \$448,000, land; \$1,328,840, improvement; (\$800,000 trust with Bank of America, N.A.), tax map 019-3-22-0019; \$1,600,000 (25014/0390).

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Telephone: 703-450-5085  
Fax: 703-450-0185  
E-mail: [gina@virginianewsletters.com](mailto:gina@virginianewsletters.com)  
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