



Department of Development Services  
 Planning Division  
 Room 300 West  
 300 Park Avenue  
 Falls Church, VA 22046-3332  
 Phone: 703.248.5040  
 Fax: 703.248.5225

**PLANNING DIVISION  
 APPLICATION FORM**

**PROJECT NAME:** One City Center

Submit one form for each type:

Site Plan

Site Plan Amendment-Major

Site Plan Amendment-Minor

Special Exception  
 re: Mixed-Use Redevelopment  
 Comp Plan Amendment

Subdivision,  
 Consolidation or Lot Line  
 Adjustment

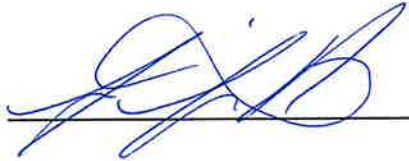
Rezoning  
 Interpretation / Planning  
 Director  
 Zoning Ordinance Text  
 Amendment

PROJECT DESCRIPTION:	
Street Address: See Attachment 1	
RPC #: See Attachment 1	Owner of Record: See Attachment 1

APPLICANT INFORMATION:	
Applicant: <input type="checkbox"/> Owner <input type="checkbox"/> Contract Owner <input checked="" type="checkbox"/> Agent	
Name: Andrew A. Painter, Esq., Agent	
Address: Walsh, Colucci, Lubeley & Walsh, P.C.	Business Phone: 571-209-5775
2200 Clarendon Blvd., Suite 1300, Arlington, Virginia, 22201	Cell Phone:
E-mail: apainter@thelandlawyers.com	Fax:

PROJECT AND PROPERTY INFORMATION:		
<p><b>SITE PLAN</b></p> <p>Current Zoning:  <input type="checkbox"/> Present Development  <input type="checkbox"/> Proposed Development            # of New Dwelling Units:            _____            Commercial: _____ SF  <input type="checkbox"/> Mixed Use Development  <input type="checkbox"/> # Site Plan Waiver(s):  <input type="checkbox"/> Site Plan Resubmission  <input type="checkbox"/> Site Plan Amendment</p>	<p><b>SUBDIVISION, CONSOLIDATION OR            LOT LINE ADJUSTMENT</b></p> <p>Current Zoning:  <input type="checkbox"/> Present Development  <input type="checkbox"/> Proposed Development  <input type="checkbox"/> Subdivision: <input type="checkbox"/> SFH <input type="checkbox"/>            Commercial  <input type="checkbox"/> Consolidation  <input type="checkbox"/> Lot Line Adjustment  <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final            Plat</p>	<p><b>COMP PLAN/REZONING OR            SPECIAL EXCEPTION</b></p> <p>Current Zoning: B-2            Proposed Zoning: B-2            Present Future Land Map            Designation: Mixed-Use  <input type="checkbox"/> Present Development  <input checked="" type="checkbox"/> Proposed Development  <input type="checkbox"/> Conditional Rezoning  <input type="checkbox"/> Other Rezoning</p>
<b>TOTAL SITE AREA:</b>	SF 201,899 SF	ACRES Approximately 4.63 acres

APPLICANT SIGNATURE: \_\_\_\_\_



Applications must be accompanied by corresponding checklists and materials as required.

**FEES:** Fees will be determined by Planning staff after an initial evaluation of the submission. Fees are due at that time, prior to a full review beginning. Fees are paid at the Development Services Counter and may be paid by cash, check, credit card or debit card. Checks should be made out the "The City of Falls Church". Returned checks are subject to fee of up to \$50.00.

<b><i>Status of real estate and personal property taxes, liens, business license and fees:</i></b>			
<b>TREASURER:</b>	<input type="checkbox"/> Current	<input type="checkbox"/> Outstanding (please describe): _____	Initials: _____
<b>COMM. REV:</b>	<input type="checkbox"/> Current	<input type="checkbox"/> Outstanding (please describe): _____	Initials: _____

TOTAL FEE for this application: \$ \_\_\_\_\_

Accepted by: \_\_\_\_\_ MUNIS # \_\_\_\_\_  
*Staff*

The City of Fall Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request. Call 703-248-5080 (TTY 711).



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**PLANNING DIVISION  
 APPLICATION FORM**

**PROJECT NAME:** One City Center

Submit one form for each type:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Plan                 | <input checked="" type="checkbox"/> Special Exception<br>re: Increase in Building Height | <input type="checkbox"/> Rezoning                           |
| <input type="checkbox"/> Site Plan Amendment-Major | <input type="checkbox"/> Comp Plan Amendment   | <input type="checkbox"/> Interpretation / Planning Director |
| <input type="checkbox"/> Site Plan Amendment-Minor | <input type="checkbox"/> Subdivision, Consolidation or Lot Line Adjustment               | <input type="checkbox"/> Zoning Ordinance Text Amendment    |

**PROJECT DESCRIPTION:**

Street Address: See Attachment 1  
 RPC #: See Attachment 1      Owner of Record: See Attachment 1

**APPLICANT INFORMATION:**

Applicant:     Owner     Contract Owner     Agent  
 Name: Andrew A. Painter, Esq., Agent  
 Address: Walsh, Colucci, Lubeley & Walsh, P.C.  
 2200 Clarendon Blvd., Suite 1300, Arlington, Virginia, 22201  
 E-mail: apainter@thelandlawyers.com

Business Phone: 571-209-5775  
 Cell Phone:  
 Fax:

**PROJECT AND PROPERTY INFORMATION:**

SITE PLAN	SUBDIVISION, CONSOLIDATION OR LOT LINE ADJUSTMENT	COMP PLAN/REZONING OR SPECIAL EXCEPTION
Current Zoning: <input type="checkbox"/> Present Development <input type="checkbox"/> Proposed Development # of New Dwelling Units: _____ Commercial: _____ SF <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> # Site Plan Waiver(s): <input type="checkbox"/> Site Plan Resubmission <input type="checkbox"/> Site Plan Amendment	Current Zoning: <input type="checkbox"/> Present Development <input type="checkbox"/> Proposed Development <input type="checkbox"/> Subdivision: <input type="checkbox"/> SFH <input type="checkbox"/> Commercial <input type="checkbox"/> Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat	Current Zoning: B-2 Proposed Zoning: B-2 Present Future Land Map Designation: Mixed-Use <input type="checkbox"/> Present Development <input checked="" type="checkbox"/> Proposed Development <input type="checkbox"/> Conditional Rezoning <input type="checkbox"/> Other Rezoning
<b>TOTAL SITE AREA:</b>	SF 201,899 SF	ACRES Approximately 4.63 acres

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<b>COMM. REV:</b>	<input type="checkbox"/> Current	<input type="checkbox"/> Outstanding (please describe): _____	Initials: _____

**TOTAL FEE** for this application: \$ \_\_\_\_\_

Accepted by: \_\_\_\_\_ *Staff*      MUNIS # \_\_\_\_\_

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**Attachment 1**  
 Planning Division Application Form  
 (1) Special Exception – Mixed-Use Redevelopment  
 (2) Special Exception – Increase in Building Height

**City of Falls Church, Virginia**

<b>RPC No.</b>	<b>Property Address</b>	<b>Current Owner of Record</b>
52-305-014	150 S. Washington Street	150 South Washington Street, L.L.C.
52-305-027	101 W. Broad Street	George Mason Square, L.L.C.
52-305-024	191 W. Broad Street	Falls Church Project #2, L.L.C.
52-309-119	201 W. Broad Street	Falls Church Project, L.L.C.
52-309-116	S. Maple Avenue	Falls Church Project, L.L.C.



Application Number \_\_\_\_\_

**CITY OF FALLS CHURCH, VIRGINIA  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION  
Disclosure Statement**

Type or Print in Ink. Complete the following:

1. Description of the real estate affected. List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels only if the properties have not been subdivided.

101, 191, 201 W. Broad Street and 150 S. Washington Street, S. Maple Avenue (RPC

Address(es) 52-305-027, -024, -014 and 52-309-119, -116

Lot(s) \_\_\_\_\_ Block(s) \_\_\_\_\_

Section(s) \_\_\_\_\_ Subdivision \_\_\_\_\_

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

No  Yes

If "Yes", give the name of the corporation and skip to Item 4.

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** real parties of interest.

PARCEL ADDRESS	NAME	ADDRESS	NATURE OF INTEREST
See Attachment A			

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Atlantic Realty Companies, Inc. by Andrew A. Painter, Attorney





Applicant's Signature

Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

Applicant's Address

State of Virginia  
County of Arlington

Subscribed and sworn before me this 19 day of January, 2021.

Notary Public Kimberly K Follin

My Commission Expires 11/30/2023

**Attachment A**  
Disclosure Statement

<b>Parcel Address</b>	<b>Name</b>	<b>Address</b>	<b>Nature of Interest</b>
101, 191, 201 W. Broad Street, S. Maple Avenue, 150 S. Washington Street (RPC 52-305-027, -024, -014 and 52-309-119, -116)	Atlantic Realty Companies, Inc.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Applicant
101 W. Broad Street (RPC 52-305-027)	George Mason Square, L.L.C.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Title Owner
191 W. Broad Street (RPC 52-305-024)	Falls Church Project #2, L.L.C.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Title Owner
201 W. Broad Street (RPC 52-309-119)	Falls Church Project, L.L.C.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Title Owner
S. Maple Avenue (RPC 52-309-116)	Falls Church Project, L.L.C.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Title Owner
150 S. Washington Street (RPC 52-305-014)	150 South Washington Street, L.L.C.	8150 Leesburg Pike, #1100 Vienna, VA 22182	Title Owner

**Falls Church Project, L.L.C.**

Members: David A. Ross, Stanley M. Barg, and Adam B. Schulman

Manager: Atlantic Realty Companies, Inc.

Shareholders: David A. Ross and Stanley M. Barg

Officers: David A. Ross, President; Stanley M. Barg, COO & General Counsel;  
Adam B. Schulman, EVP

**George Mason Square, L.L.C.**

Members: David A. Ross, Stanley M. Barg, Irwin M. Barg, CKN Investments Limited Partnership, JKN Investments Limited Partnership, Dan R. Bannister, and the Estate of Carole A. Kolflat

Manager: Atlantic Realty Companies, Inc.

**Falls Church Project #2, L.L.C.**

Members: David A. Ross, Stanley M. Barg, and Adam B. Schulman

Manager: Atlantic Realty Companies, Inc.

**150 South Washington Street, L.L.C.**

Members: David A. Ross, Stanley M. Barg, and Adam B. Schulman

Manager: Atlantic Realty Companies, Inc.