



TOWN OF
VIENNA
since 1890

Rezoning GeoCivix, LLC

9420 E. Golf Links Rd. Suite 108, #296 | Tucson, AZ 85730
P: 520 319-0988 | F: (520) 319-1430 | E:
jace.coleman@geocivix.com

Project Overview

#1479248

Project Title: 128 NUTLEY ST NW - Rezoning

Jurisdiction: Town of Vienna

Application Type: Rezoning

State: VA

Workflow: 1. Initial Review

County: Fairfax

Project Address

Project Address: 128 NUTLEY ST NW

Suite:

Parcel (PIN): Address/Parcel

Town Limits: Address/Parcel

- 128 NUTLEY ST NW: 0383 02 0104

- 128 NUTLEY ST NW: IN TOWN OF VIENNA

Current Zoning: Address/Parcel

- 128 NUTLEY ST NW: RS-12.5

Project Contacts

Contact Information: Applicant

CONNOR SEKAS

Contact Information: Owner

SANDY BOOZE

407-L CHURCH STREET, N.E.

VIENNA, VA 22180

P: 703 242 2300

BETSYD@SEKASHOMES.COM

407-L CHURCH STREET, NE

VIENNA, VA 22180

P: 703 242 2300

SANDY@SEKASHOMES.COM

Indicate which of the following additional project contacts are to be included on project correspondences.: None of the Above

Project Description

Project Description:

To rezone the property from Low-Density to Residential Multi-Unit Zone (RMU) to develop 9 townhome units.

Fairfax County Building Permit Number(s): N/A

Project Data

Current Zoning District(s): LOW DENSITY RESIDENTIAL

Proposed Zoning District: RESIDENTIAL MULTI-UNIT ZONE (Rmu)

Current Use: Single-Family

Proposed Use: Moderate Density Residential

Describe any proposed improvements for the subject site: STREET & SIDEWALK IMPROVEMENTS, IMPROVED STORMWATER MANAGEMENT CONTROL, ELIMINATION OF OVERHEAD UTILITY LINES,

Previous rezoning applications submitted within the last twelve (12) months on the same property (please list): NONE

REZONING AFFIDAVIT

Date: September 23, 2024
(Enter date affidavit is notarized)

I, Connor Sekas, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

In Application No.(s) _____
(enter Town-assigned application number(s), e.g. _____)
and that, to the best of my knowledge and belief, the following information is true:

1(a) The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, AND LESSEES of the land described in the application,*** and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcal application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column).

NAME (enter first name, middle initial, and last name) in	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed BOLD above)
Tyrone O. Holmes June E. Holmes	128 Nutley Street, N.W. Vienna, VA 22180 (check if applicable) <input type="checkbox"/>	Title Owner
(There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.)		

*In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

**List as follows: Name of trustee, Trustee for (name of trust, if applicable, for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

Date: September 23, 2024

(enter date affidavit is notarized)

For Application No.(s):

(enter Town-assigned application number(s))

1(b) The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein).

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)



There are 10 or less shareholders, and all of the shareholders are listed below.



There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class issued by said corporation are listed below.



There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Connor A. Sekas, John P. Sekas

NAMES OF OFFICERS AND DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate

partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 23, 2024
(enter date affidavit is notarized)

For Application No.(s): _____
(enter Town-assigned application number(s))

1(c) The following constitutes a listing*** of all of the partners, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: September 23, 2024
(enter date affidavit is notarized)

For Application No.(s): _____
(enter Town-assigned application number(s))

1(d) One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESS*** of the land:

N/A

☒ Other than the names listed in Paragraphs 1(a), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESS*** of the land:

2. That no member of the Town of Vienna Town Council, Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individual, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: **(NOTE: If answer is none, enter "NONE" on the line below).**

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: September 23, 2024

(enter date affidavit is notarized)

For Application No.(s): _____

(enter Town-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Town of Vienna Town Council, Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership to which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below).

(NOTE: **Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below).**

NONE

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3: form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will re-examine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) ☒ Applicant

Connor A. Sekas, Manager

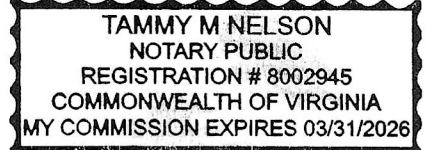
☐ Applicant's Authorized Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23rd day of September 20 24, in the State/Comm. of Virginia, County/City of Fairfax.

Tammy M. Nelson
Notary Public

My commission expires: 03/31/2026



REZONING ATTACHMENT to Par. 1(a)

DATE: September 23, 2024
(enter date affidavit is notarized)

For Application No.(s): _____
(enter Town-assigned application number(s))

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name) in	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed BOLD above)
Connor Sekas	407-L Church Street, NE Vienna, VA 22180	Contract Purchaser
John P. Sekas	407-L Church Street, NE Vienna, VA 22180	Contract Purchaser
Tyrone O. Holmes	128 Nutley Street, NW Vienna, VA 22180	Title Owner
June E. Holmes	128 Nutley Street, NW Vienna, VA 22180	Title Owner

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(b)

Date: September 23, 2024
(enter date affidavit is notarized)

For Application No.(s): _____
(enter Town-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDER: (enter first name, middle initial, and last name)

NAMES OF OFFICERS AND DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS AND DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)

(check if applicable) ☐ There are more relationships to be listed and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(c)

DATE: **September 23, 2024**

(enter date affidavit is notarized)

for Application No.(s): _____
(enter Town-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners:

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 2

DATE: **September 23, 2024**

(enter date affidavit is notarized)

for Application No.(s):

(enter Town-assigned application number(s))

(check if applicable) ☐ There are more relationships to be listed and Par. 2 is continued further on a "Rezoning Attachment to Par. 2" form.

Rezoning Attachment to Par. 3

DATE: **September 23, 2024**

(enter date affidavit is notarized)

for Application No.(s): _____
enter Town-assigned application number(s))

(check if applicable) ☐ There are more relationships to be listed for Par. 3 and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.