



Project Overview

#651311

Project Title: Vienna Courts - Rezoning

Jurisdiction: Town of Vienna

Application Type: Rezoning

State: VA

Workflow: 2. Planning Commission

County: Fairfax

Project Address

Project Address:

- 127-133 PARK ST NE (Unverified)
- 133 PARK ST NE
- 127 PARK ST NE
- 131 PARK ST NE
- 129 PARK ST NE

Suite:

Parcel (PIN): Address/Parcel

- 133 PARK ST NE: 0382 52 0001
- 127 PARK ST NE: 0382 52 0005
- 131 PARK ST NE: 0382 52 0009
- 129 PARK ST NE: 0382 52 0011

Town Limits: Address/Parcel

- 133 PARK ST NE: IN TOWN OF VIENNA
- 127 PARK ST NE: IN TOWN OF VIENNA
- 131 PARK ST NE: IN TOWN OF VIENNA
- 129 PARK ST NE: IN TOWN OF VIENNA

Resource Management Area: Resource Management Area

- 133 PARK ST NE: LOCATED OUTSIDE RMA
- 127 PARK ST NE: LOCATED OUTSIDE RMA
- 131 PARK ST NE: LOCATED OUTSIDE RMA
- 129 PARK ST NE: LOCATED OUTSIDE RMA

Future Land Use Plan: Address/Parcel

- 133 PARK ST NE: MIXED-USE
- 127 PARK ST NE: MIXED-USE
- 131 PARK ST NE: MIXED-USE
- 129 PARK ST NE: MIXED-USE

Resource Protection Area : Resource Protection Area

- 133 PARK ST NE: LOCATED OUTSIDE RPA
- 127 PARK ST NE: LOCATED OUTSIDE RPA
- 131 PARK ST NE: LOCATED OUTSIDE RPA
- 129 PARK ST NE: LOCATED OUTSIDE RPA

Current Zoning: Address/Parcel

- 133 PARK ST NE: T
- 127 PARK ST NE: T
- 131 PARK ST NE: T
- 129 PARK ST NE: T

Windover Heights Historic District: Address/Parcel

- 133 PARK ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS
- 127 PARK ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS
- 131 PARK ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS
- 129 PARK ST NE: LOCATED OUTSIDE WINDOVER HEIGHTS

Project Contacts

Contact Information: Applicant

Steve Bukont
BFR Construction Company

Contact Information: Owner

Steve Bukont
BFR Construction- contract purchaser

921 Glyndon St SE
Vienna, VA 22180
P:7034728650
sbukont@gmail.com

921 Glyndon St SE
Vienna, VA 22180
P:7034728650
Sbukont@gmail.com

Indicate which of the following additional project contacts are to be included on project correspondences.: Developer

Contact Information: Developer

Patty Hanley
BFR Construction Company
921 Glyndon Street
Vienna, VA 22180
P:7032422730
Phanley@gmail.com

Project Description

Project Description:

Rezoning the Vienna courts property from zone to RM2 multifamily.

Project Data

Current Zoning District(s): Transitional

Current Use: Commercial

Describe any proposed improvements for the subject site:

Street improvements with street lights and underground utilities as practicable

Proposed Zoning District: Multifamily

Proposed Use: Low Density Residential

Previous rezoning applications submitted within the last twelve (12) months on the same property (please list):

None



Department of Planning and Zoning

Town of Vienna, Virginia

127 Center Street S

Vienna, Virginia 22180

Phone: 703-255-6341 | Email: DPZ@viennava.gov

Hours: Monday – Friday, 8:00 am - 4:30 pm

APPLICANT AUTHORIZATION FORM

I hereby certify that I am the property owner or I have authority of the property owner to make this application, that the information is complete, and that if a permit or certificate is issued, the construction and/or use will conform to the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. This form must be submitted prior to issuance of any permit or certificate.

I understand that the permits or certificates obtained pursuant to this permit authorization form will be in my name. I accept full responsibility for the work performed.

Check one box below:

☐

I am the property owner

☒

I am an applicant who has the authority of the property owner (owner will still need to sign)

Description of permits or certificates being applied for:

Request a worksession with the planning commission on the rezoning application

at the following address: 127-133 Park Street NE

Applicant Name (fill out if owner is not applicant): BFR Construction Company

Signature of Applicant: [Signature]

Date: 1/1/21

Property Owner's Name: The E2PA Partnership

Signature of Property Owner: [Signature]

Date: 10/01/21

REZONING AFFIDAVIT

Date: _____
(Enter date affidavit is notarized)

I, Stephen J. Bukont, 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 multiparcial application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column).

NAME	ADDRESS	RELATIONSHIP(S)
(enter first name, middle initial, and last name) in	(enter number, street, city, state, and zip code)	(enter applicable relationships listed BOLD above)

(check if applicable) ☒ 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 ATTACHMENT to Par. 1(a)

DATE: _____
(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)
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BFR Construction Company -921 Glyndon St SE, Vienna VA 22180 contract purchaser

0382-52004 MSS of the Valve and Fittings Industry, INC	127 Park st be, Vienna Va 22180	-title owner
0382-52003 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52006 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52007 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52008 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52009 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52010 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52011 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner
0382-52012 Erza Partnership	131 Park St NE Vienna, Va 22180	-title owner

0382-52001 Trustees of Vienna Presbyterian Church	133 Park St NE Vienna, Va 22180	-title owner
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(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(a)

DATE: _____
(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)
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0382-52002 Nocerino Joseph T Tr 9802 Lindsay Blake Lane Great Falls, Va 23666	-title owner
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0382-52005 Nocerino Joseph T Tr 9802 Lindsay Blake Lane Great Falls, Va 23666	-title owner
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Barbara Bechtle with Verity Commercial 1821 Michael Faraday Dr #208 -Agent

Eleanor Bechtle with Verity Commercial 1821Michael Faraday Dr #208 - Agent

(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.

Contract Purchaser

REZONING AFFIDAVIT

Date: _____
(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) BFR CONSTRUCTION COMPANY, INC
921 Glyndon St SE,
Vienna, VA 22180

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)

Stephen J Bukont and Anna C Bukont

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

Stephen J Bukont, President. Anna C Bukont, Vice-president and secretary

(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.

Property Owner
0382-52-004 8.3%

REZONING AFFIDAVIT

Date: _____
(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) Manufacturers Standardization Society (MSS) of the Valve and Fittings Industry, Inc.
127 Park St. NE, Vienna, VA, 22180-4602

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)

None. Incorporated as 501(C)(6) Not-for-Profit Technical Association

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

Jim Barker, MSS President; David Bayreuther, Vice President; Fred Washburn, Second Vice President; Paul Heald, Treasurer; Board Members: Randy Looney, Carlos E. Davila, David Swartzentruber, Jon Stinson, Willard Palotter, and Greg M. Johnson, David Thompson, Exec. Director.
(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.

Property Owner 75%

0382-52-003

0382-52-006

0382-52-007

0382-52-008

0382-52-009

0382-52-010

0382-52-011

0382-52-012

REZONING AFFIDAVIT

DATE: _____
(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)

Erza Partnership 131 Park St Ne, Vienna, Virginia 22180

(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**)

Scott Hanson general partner

10221 Brittenford Dr, Vienna, VA 22180

Hollows Acre A UT Limited Partner

51 West 100 North, Providence, UT 84332

(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 Attachment to Par. 1(c)

DATE: _____
(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)

Hollow Acrers, A UT Limited Partnership
51 West 100 North, Providence, UT 84332

(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)

Scott Hanson	General Partner	90%	Managing Member
Jason Hanson	Limited Partner	5%	Member
Brenden Hanson	Limited Partner	5%	Member

(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.

Property Owner

0382-52-001

REZONING AFFIDAVIT

DATE: _____
(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:

Trustees of Vienna Presbyterian Church

☐ 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.

Property Owner
0382 52002 16%
0382 52005

REZONING AFFIDAVIT

DATE: _____
(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:

JOSEPH T. NOCERINO LIVING TRUST
MARY ANN NOCERINO LIVING TRUST

☐ 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: _____
(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).

(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 ☐ Applicant's Authorized Agent

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

Subscribed and sworn to before me this _____ day of _____, 20____, in the State/Comm. of _____, County/City of _____.

Notary Public

My commission expires: _____

Attachment to Rezoning Affidavit- Vienna Courts

Tax Map Number	Unit Number	Owner Name	Owner Address	Relationship	Affidavit Form 1(b) Corporations 1(c) Partnerships 1(d) Individuals and others
0382-52-001	133 Park St Suite 1	Trustees of Vienna Presbyterian Church	124 Park St NE Vienna, VA 22180	Owner/Seller	1(d)
0382-52-002	133 Park St Suite 2	Joseph T. Nocerino Living Trust, Date July 18 2001	131 Park St NE First Floor Vienna, VA 22180	Owner/Seller	1(d)
0382-52-003	133 Park St Suite 3	Erza Partnership	131 Park St NE unit 7 Vienna, VA 22180	Owner/Seller	1(c)
0382-52-004	127 Park St Suite 4	Manufacturers Standarization Societyof the Valvu and Fittings Industry, Inc	127 Park St NE Vienna, VA 22180	Owner/Seller	1(b)
0382-52-005	127 Park St Suite 5	Joseph T.Nocerino Living Trust, Date July 18 2001	131 Park St NE First Floor Vienna, VA 22180	Owner/Seller	1(c)
0382-52-006	127 Park St Suite 6	Erza Partnership	131 Park St NE unit 7	Owner/Seller	1(c)
0382-52-007	131 Park St Suite 7	Erza Partnership	Vienna, VA 22180	Owner/Seller	1(c)
0382-52-008	131 Park St Suite 8	Erza Partnership	131 Park St NE unit 7	Owner/Seller	1(c)
0382-52-009	131 Park St Suite 9	Erza Partnership	Vienna, VA 22180	Owner/Seller	1(c)
0382-52-010	129 Park St Suite 10	Erza Partnership	131 Park St NE unit 7	Owner/Seller	1(c)
0382-52-011	129 Park St Suite 11	Erza Partnership	Vienna, VA 22180	Owner/Seller	1(c)

Attachment to Rezoning Affidavit- Vienna Courts

Tax Map Number	Unit Number	Owner Name	Owner Address	Relationship	Affidavit Form 1(b) Corporations 1(c) Partnerships 1(d) Individuals and others
0382-52-012	129 Park St Suite 12	Erza Partnership	131 Park St NE unit 7	Owner/Seller	1(c)
		Vienna Courts Condominium Association	131 Park St NE Unit 1	Condo Association no property has been conveyed to the association	1(b)
		BFR Construction Company Inc.	921 Glyndon St SE Vienna, VA 22180	Contract Purchaser	1(b)
		Barbara A. Bechtile	1821 Michael Faraday Dr Suite 208 Reston VA 20190	Seller's Agent	1(d)
		Eleanor H. Bechtile	1821 Michael Faraday Dr Suite 208 Reston VA 20190	Purchaser's Agent	1(d)
		Patrick M. Via Esq.	1900 Gallows Rd Suite 700 Vienna, VA 22182	Attorney for the application	1(d)
		Stephen J Bukont	921 Glyndon St SE Vienna, VA 22180	Applicant	1(d)