RECEIVED
Sep 17 2026
Community Dev & Planning

Application No. _____

CITY OF FAIRFAX
ZONING MAP AMENDMENT, PROFFER AMENDMENT, OR MASTER DEVELOPMENT PLAN AMENDMENTAPPLICATION

I/We Capital City Real Estate LLC or affiliate by Evan Pritchard, attorney/agent
(Name of applicant) (Authorized agent's name and relationship to applicant)

a *corporation / general partnership / limited partnership / sole proprietorship/individual* (circle one) which is the

property owner / contract purchaser / lessee (circle one)

of Lots 1 (Parcel ID 57 2 20 4E 001), Block _____, Section _____ of the Courthouse Plaza Business Center Subdivision containing 140,101 (Sq. Ft.) on the premises known as 10340 Democracy Lane requests that the property currently zoned CR be rezoned to PD-M. This property is recorded in the land records of Fairfax County in the name of 10340 Democracy Lane LLC in Deed Book 24907, Page 1509.
(Name and address of subject property)

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C Application Requirements, which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

_____ attorney/agent
(Signature of applicant or authorized agent) (Title or relationship)

Address Wire Gill LLP, 700 N. Fairfax St., Suite 600, Alexandria, VA 22314 Phone 703-304-0430

Email epritchard@wiregill.com

STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 28th day of February, 2030, do hereby certify that this day personally appeared before me in the State aforesaid Evan Pritchard (Name) Attorney/Agent (Title) whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 15th day of May, 2026, and acknowledged the same before me.

GIVEN under my hand and seal this 15th day of May, 2026.

MAUREEN M MILLER NOTARY PUBLIC REG # 8030435 COMMISSION EXPIRES 2/28/2030 COMMONWEALTH OF VIRGINIA

Maureen M Miller 8030435
Notary Public Registration #

THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER

I/We 10340 Democracy Lane LLC by Evan Pritchard/Agent hereby certify that the applicant named above has the authority vested by me to make this application.

(Signature of owner ~~or authorized agent~~) (Title or relationship)

Address 700 N Fairfax St, Ste 600, Alexandria, VA 22314 Phone: 703-304-0403

STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 28th day of February, 2030, do hereby certify that this day personally appeared before me in the State aforesaid Evan Pritchard (Name) Agent (Title) whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 15th day of May, 2026, and acknowledged the same before me.

GIVEN under my hand and seal this 15th day of May, 2026.

Maureen M Miller 8030435
Notary Public Registration #

MAUREEN M MILLER NOTARY PUBLIC REG # 8030435 COMMISSION EXPIRES 2/28/2030 COMMONWEALTH OF VIRGINIA

FOR OFFICE USE ONLY

Proposal filed: _____ Received by: _____

Fee Paid: _____ Receipt No. _____

Previous Cases: _____

Current status of business license and fees:

Treasurer: _____

Commissioner of Revenue: _____