



Land Use and Zoning

Where VAST perspective
meets PRECISION execution

VF&N's attorneys and planners have an extensive track-record of resolving land use and zoning matters favorably for our clients. We provide legal representation to municipalities, businesses, real estate developers and individuals in the Northern Virginia, DC Metropolitan, and surrounding areas.

The development and use of land is heavily regulated by local government, homeowners' associations and deed restrictions. Within this environment obtaining results will frequently require not only subject matter knowledge but also the advantage of experience. Clients seek us out because we deliver the full range of services necessary to plan, implement and complete complex projects.

Our dynamic full-service practice allows us to establish relationships with state and local governing bodies, developers, homeowners associations, and industry leaders. And with litigators, a corporate financing team, and a commercial leasing practice under one roof we can confidently address any concerns that may arise.

SERVICES

We represent clients in land use and zoning matters including:

- Approval of Mix Use Ordinances
- Business and Industrial Condominium Creation
- Board of Zoning Appeals
- Commercial Zoning Opinion Letters
- Custom Zoning Provisions
- Deeds of Subdivision, Dedication and Easement
- Development Incentives
- Development Feasibility Studies
- Monitoring Zoning Changes and Litigation Developments
- Nonconforming Use
- Rezoning and Variances
- Special Use Permits and Special Exceptions
- Subdivision and Site Plan Review
- Targeted Industry Designations
- Zoning and Building Code Issues
- Zoning Enforcement Issues
- Zoning Text Amendments



Land Use and Zoning

Where VAST perspective
meets PRECISION execution

REPRESENTATIVE MATTERS

Mixed used development: Represented the City of Manassas Economic Development Authority regarding the legal work necessary for the development of The Landing at Cannon Branch, mixed used development which will house a hotel, retail, offices, restaurants and over 270 new homes.

Nature preserve & parks: Shepherded the sale of a 300 acre parcel to a consortium of federal, state and private parties that resulted in the creation of a nature preserve. Also facilitated the conversion of a derelict water treatment plant into a pocket park.

Special permit amendment for international retailer: Successfully represented international retailer seeking approval of special permit amendment to expand convenience store gas station; matter involved substantial community outreach with influential citizen's group in Fairfax County.

Municipalities: Advised municipalities in connection with various zoning and land use matters including:

- Virginia's new proffer legislation
- Sign ordinances after the U.S. Supreme Court's decision in Reed v. Town of Gilbert
- The Religious Land Use and Institutionalized Persons Act (RLUIPA)
- Federal constitutional issues in connection with zoning ordinances pertaining to certain land uses

Performance bond agreements: Advised municipalities in drafting performance bond agreements for site/subdivision, storm water management, erosion and sediment control and landscaping improvements & BZA appeals.

Utility providers: Successfully resolved complex easement dispute on behalf of electrical utility provider.

Call us today to discuss your legal matters. | (703) 369-4738
