



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 8, 2006

**TO:** Roxanne Tomlinson, Project Manager  
Building Design Review Branch, Planning and Design Division, DPWES

**FROM:** *Roxanne Tomlinson*  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ

**SUBJECT:** Interpretation for SEA 82-V-012-4, VC 2003-MV-057, Mount Vernon Mental Health Center  
Tax Map 102-1 ((1)) 4 Pt.: Layout Modification

This is in response to your memorandum of July 25, 2006, and subsequent information dated August 21, 2006, requesting a determination as to whether proposed revised layout would be in substantial conformance with the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors pursuant to SEA 82-V-012-4 and the Variance (VC) Plat and development conditions approved by the Board of Zoning Appeals with VC 2003-MV-057 (to permit construction of addition 19.5 feet from front lot line of a corner lot), all for the Mount Vernon Mental Health Center. As I understand it, you are proposing changes to the building footprint, dumpster location/loading space and parking layout. This determination is based on your memorandum of July 25, 2006, and the plan submitted dated August 21, 2006, entitled, "Site Plan, Mount Vernon Mental Health Center," prepared by Patton Harris Rust & Associates, PC, which is dated June 2006. Copies of the letter and reduction of the plan are attached for reference.

As I understand it, you are proposing to shift the approved building footprint southward to provide a walkway/plaza area in front of the building to allow for a safer pedestrian and vehicular circulation. This building shift would result in the reduction of the building setback on the south side from approximately 218 feet to 179 feet, while setbacks on the north, west and east sides are maintained as approved. You have stated that the overall gross floor area for the proposed building has been reduced from 15,000 square feet to 14,640 square feet. You are also proposing to relocate the dumpster and loading space at the rear of the existing building slightly to the east of the approved location. Shifting of the building and relocation of the dumpster would displace a row of parking. You propose to redesign the front parking area to accommodate the displaced parking spaces from the rear parking area and provide a plaza in front of the building. The overall number of parking spaces for the facility is increased from 187 to 198 spaces, while maintaining the approved interior parking lot landscaping.

It is my determination that the proposed layout modifications are in substantial conformance with the SEA/VC Plat and development conditions subject to approval of interior parking lot landscaping by the Urban Forest Management Division, DPWES. This determination is made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Kul Sandhu at (703) 324-1290.

BAB/:\N\Ksandhu\Memoranda\Mt. Vernon Metal Health Center

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District  
John R. Byers, Planning Commissioner, Mount Vernon District  
Board of Zoning Appeals  
Diane E. Johnson-Quinn, Deputy Zoning Administrator, Permits Review Branch, ZAD, DPZ  
Michelle Brickner, Assistant Director, Office of Site Development Services, DPWES  
Michael P. Knapp, Director, Urban Forest Management Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SEA 82-V-012-4, VC 2003-MV-057; SEI 0607 044, Imaging, Reading File

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**Sandhu, Kul S.**

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**From:** Tomlinson, Roxanne  
**Sent:** Monday, August 21, 2006 12:13 PM  
**To:** Sandhu, Kul S.  
**Subject:** FW: Area of Mt. Vernon Mental Health addition

Kul,

Sorry, I misunderstood your comment earlier on the phone... I got to thinking a little more about what you were saying. I think I understand now.

Courtyard #5 has been sized smaller than what was shown on the original approved plans at the current time. This was required in order to maintain the addition at approximately 15,000 SF to accommodate the required scope and programs for the building due to an error by our consultant. This error also required us to extend a portion of the addition towards the rear yard in order to maintain the required setbacks and maintain our 15,000 SF addition.

Ultimately, I think the proposed courtyard #5 is now too small to be worth the trouble and am trying to get the Using Agency to just close it in. Our floor plans still show a 12'x30' courtyard remaining. We may put a skylight there as a compromise which means technically closing it in; therefore, the site plan sketch I provided you does not show a courtyard #5. (Trying to assume, the so called worst condition, in order to meet an all inclusive revision, for the interpretation process that I am seeking.) The figure of 14,280 SF does include a smaller revised courtyard still. However, if I am successful in the User agreeing to close it in, we would need to add another 360 SF (12'x30') to the 14,280 SF that we sent you earlier for a new grand total of 14,640 SF for the proposed addition.

If you have any further questions or require additional information, please let me know.

Thanks,  
Roxanne

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**From:** Tomlinson, Roxanne  
**Sent:** Monday, August 14, 2006 10:26 AM  
**To:** Sandhu, Kul S.  
**Subject:** FW: Area of Mt. Vernon Mental Health addition

Kul,

Here is the information that we talked about. I must explain that the 14,906 SF also includes half of a courtyard being enclosed. I believe we will be enclosing the whole thing here shortly so, that may alter some of the numbers eventually. But, I think it is still within the approved parameters.

Sorry this project is such a mess. Hopefully, we can resolve all this shortly.

Thanks for all your help and patience.

Roxanne Tomlinson  
Project Manager  
Building Design Branch  
703-324-5495

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**From:** Geoff Kimmel [mailto:gkimmel@wardhall.com]  
**Sent:** Friday, August 11, 2006 1:06 PM  
**To:** Tomlinson, Roxanne  
**Subject:** Area of Mt. Vernon Mental Health addition

Roxanne, The latest area calculations for the addition are 14,906 sq. ft. for the overall gross (exterior wall) and 14,280 sq. ft. for the inside face of wall. As I indicated to you yesterday the Zoning Ordinance definition of gross floor area is to the interior face of exterior wall, which is to the masonry wall currently, not the furred-out gypsum board wall. Call me with any issues. Geoff

8/21/2006

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# County of Fairfax, Virginia

## MEMORANDUM

DATE: July 25, 2006

**TO:** Eileen McLane  
Zoning Administrator  
Department of Zoning and Planning

**FROM:** Roxanne Tomlinson, Project Manager  
Building Design Branch  
Planning and Design Division  
Department of Public Works and Environmental Services

**SUBJECT:** Mt Vernon Mental Health Center Expansion/Renovation, Project 311/04A004  
SEA 82-V-012-4

SEA 82-V-012-4 was approved by the Board of Supervisors (BOS) on September 15, 2003 for the property located at 8819 Holland Road, Tax Map 102-1 ((1)) 4pt (see attached memo from Nancy Vehrs dated October 2, 2003). The Department of Public Works and Environmental Services (DPWES) began design of the project in August, 2005. We have completed a preliminary site plan for the site. I would like to request an interpretation and/or minor modifications to the approved Special Exception Amendment pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. Attached is a copy of the approved SEA/2232/Varaince plats and a preliminary site plan with the areas of minor modifications highlighted in yellow and further described below:

- 1- There were errors by the County's consulting engineer between the approved building floor plan DPWES was working with and the SEA/2232/Varaince plats approved by the BOS. The existing loading dock was improperly located on the approved SEA/2232/Varaince plats. DPWES is requesting a modification to the proposed rear parking lot to allow for the correct loading dock location and proposed building and utility area. This adjustment will result in a reduction of 9 parking spaces in this proposed lot but the replacement/addition of spaces are covered with change 2 described next.
- 2 and 2A- The original building was located such that the front door exited directly on a 4 foot walkway directly adjacent to the vehicular travel way. Ramps and handrail were required due to ADA. The ramps and handrails also keep pedestrians from stepping off the curb directly into traffic (see attached photo). DPWES found that rotating the front parking spaces by 90 degrees allows for additional green space/walkway/plaza area and additional parking spaces. The additional green space/walkway/plaza area providea an additional buffer area for safety to separate pedestrians from vehicles. Even with the

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