



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 14, 2009

Timothy Sampson
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

RE: Special Exception Amendment Application SEA 80-P-078-15
(Concurrent with Rezoning Application RZ 2008-PR-009)
(Concurrent with Proffered Condition Amendment Application PCA 87-P-038-04)

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on July 13, 2009, the Board approved Special Exception Amendment Application SEA 80-P-078-15 in the name of INOVA Health Care Services. The subject property is located at 3300-3340 Woodburn Road and 3300-3312 Gallows Road on approximately 65.46 acres of land proposed to be zoned C-3 in the Providence District [Tax Map 49-3 ((1)) 136C and 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E]. The Board's action amends Special Exception Application SE 80-P-078, previously approved for medical care facilities to permit an increase in the total number of beds, an increase in land area, and other associated modifications to buildings, site design and development conditions pursuant to Sections 4-304, 9-301, and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "INOVA Fairfax Hospital Campus Generalized Development Plan/ Special Exception Amendment Plat RZ 2008-PR-009/ SEA 80-P-078-15", prepared by Dewberry and Davis LLC dated February 12, 2008, as revised through June 10, 2009.

Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of this Special Exception Amendment and the Non Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The height of the Women's Hospital & Patient Tower (WHPT) building shall not exceed a maximum height of 165 feet as shown on the GDP/ SEA Plat.
6. A nonresidential use permit shall not be issued for the WHPT building unless parking and loading is provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES, including any reductions or modifications that may be approved.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also:

- Modified the transitional screening requirements and waiver of the barrier requirements in favor of that shown on the GDP/SEA Plat.

Sincerely,


Nancy Vehrs

Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR SPECIAL EXCEPTION

RECEIVED PLEASE TYPE
Department of Planning & BLACK INT

MAR 26 2008

Zoning Evaluation Division

APPLICATION NO. SEA 80-P-078-15 *Commented with: PCA 87-P-038-04 and R2 2008 PR-009*
(Assigned by Staff)

ZONING ORDINANCE SECTION UNDER WHICH APPLICATION IS FILED: 9-014; 3-1204 (j); 9-308; 9-607

PROPOSED USE: Medical Care Facilities and increase in building height.

NAME OF APPLICANT(s): Inova Health Care Services

POSTAL ADDRESS OF PROPERTY: 3300-3312 Gallows Road; 3300-3340 Woodburn Road

TAX MAP DESCRIPTION:

49-3	((1))	136C, 136C1
59-2	((1))	1A Pt., 1B; 1C; 1D; 1E

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.
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SUBDIVISION NAME: N/A

TOTAL AREA (AC. OR SQ.FT.): 65.46

PRESENT ZONING: R12

PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: C-3

SUPERVISOR DISTRICT: Providence

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Tim S. Sampson, Attorney/Agent
Type or Print Name of Applicant or Agent

Tim S. Sampson (CS)
Signature of Applicant or Agent

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201

Address

(703) 528-4700

Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

SEA 2008-0057 *ml 6/13/08*

NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: \$5,295.00

Date application accepted: 6/13/08 Virginia Ruffe Form 5 (1/89)

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: SEA 80-P -078-15

DECISION DATE: 7-13-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: PROVIDENCE

APPLICANT NAME INOVA HEALTH CARE SERVICES

STAFF COORDINATOR: WODONN

ACTION: APPROVE

DECISION SUMMARY:

ON JULY 13, 2009, THE BOARD UNANIMOUSLY APPROVED SEA 80
 -P-078-15 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO DE
 VELOPMENT CONDITIONS DATED JULY 6, 2009.

TAX MAP NUMBERS

049-3- /01/ /0136-C

049-3- /01/ /0136-C1

059-2- /01/ /0001-A

059-2- /01/ /0001-B

059-2- /01/ /0001-C

059-2- /01/ /0001-D

059-2- /01/ /0001-E

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: C-3

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
MED/CR/FAC					2,310,074.00	SQ FEET	65.46	ACRES	0.81
TOTAL					2,310,074.00	SQ FEET	65.46	ACRES	0.80

WAIVERS/MODIFICATIONS**APPROVED WAIVERS/MODIFICATIONS**

MODIFY TRANSITIONAL SCREENING REQUIREMENT

WAIVE BARRIER REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 07-06-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
COPY SHALL BE POSTED	01-01-0001	0	N/A	\$	01-01-0001
GRANTED WITHOUT TERM	01-01-0001	0	N/A	\$	01-01-0001

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 07-06-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
PARKING	01-01-0001	0	N/A	\$	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
APPROVED FOR LOCATION/STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
