



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

January 7, 2002

Mr. Steve Gleason
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

Re: Interpretation for SE 00-H-023, PCA 91-C-014-2, and CP 89-C-025-3, Reston Hospital Center, Tax Map 17-1 ((1)) 3H and 3S: Building Location

Dear Mr. Gleason:

This is in response to your letter of November 15, 2001, (attached) requesting an interpretation of the plat approved by the Board of Supervisors in conjunction with the approval of SE 00-H-023, PCA 91-C-014-2, and CP 89-C-025-3. As I understand it, the question is whether the proposed reduction of the distance between the Medical Office Building and the parking garage from +/- 70' to 57.6' would be in substantial conformance with the development conditions, proffers, and special exception plat. This determination is based on the drawing entitled "Reston Hospital – Emergency Room Addition and Medical Office Building," prepared by William H. Gordon Associates, Inc. dated October 2001.

The development of the property is governed by Proffered Condition Amendment PCA 91-C-014-2, Conceptual Plan CP 89-C-025-3, and Special Exception SE 00-H-023, and the associated proffers and development conditions, respectively. The Special Exception SE 00-H-023 was approved to allow a medical care facility, medical offices and related facilities, and a helipad. A copy of the combined Generalized Development Plan/Concept Plan/Special Exception Plat (GDP/CP/SE) is attached. The GDP/CP/SE plat shows the development of the office building and the parking garage +/- 70 feet from each other.

It is my understanding that you propose to reduce the distance between the Medical Office Building and parking garage from +/- 70' to 57.6'. You indicate that there will be no change in overall gross square footage, yard setbacks, open space, drive aisles, parking quantities, or building heights and there will not be a more intensive use of the property. The request is due to the location for the proposed facilities to more adequately serve the hospitals' building.

It is my determination that the proposed reduction of the distance between the Medical Office Building and the parking garage from +/- 70' to 57.6' is in substantial conformance with the

Mr. Steve Gleason
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development conditions, proffers, and special exception plat. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation please call Lisa Feibelman at (703) 324-1290.

Sincerely,



Barbara A Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Director, Site Development Division, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: SE 00-H-023, PCA 91-C-014-2, CP 89-C-025-3, SEI 0112 053, and PI 0112 153

The proposed layout of the facilities on the site is generally consistent with the approved plans. The overall gross square footage, yard setbacks, open space, drive aisles, parking quantities, and building heights remain the same.

Pursuant to the provisions of Paragraph 4 of Section 9-004 of the Zoning Ordinance, this modification would be permitted with your administrative approval, as follows:

- A. The modification would not permit a more intensive use of the property. The modification would simply allow slightly different locations for the proposed facilities to more adequately serve the hospitals' building program. No other changes to the approved use, such as the total floor area, hours of operation, number of patients or employees, are proposed with this application.
- B. The modification will not result in an increased parking requirement since the parking requirement is based primarily upon the number of beds and amount of medical office space. No increase in beds or office space is proposed and accordingly no additional parking is required.
- C. The modification will not permit uses other than those approved pursuant to the Special Exception Amendment. This request does not propose any new uses.
- D. The modification will not reduce the effectiveness of the approved transitional screening, buffering, landscaping or open space. The proposed layout does not substantially change or reduce the existing transitional screening, buffering, landscaping or open space.
- E. The modification will not permit significant changes to bulk, mass, orientation or location that adversely impact the relationship of the development to the adjacent property. No additional disturbance to existing vegetation is proposed.

In summary, we are requesting an interpretation that the reduction of the distance between the MOB and Parking Garage from +/- 70' to 57.6' is consistent with the approved SE/PCA/TCCP.



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

November 15, 2001

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
12055 Government Center Parkway
Suite 800
Fairfax, VA 22035

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

NOV 28 2001

ZONING EVALUATION DIVISION

Re: Minor Modification Request Reston Hospital
SE 00-H-023, PCA 91-C-014-2, CP 89-C-025-3
County Number: 6039-SP-07

Dear Ms. Byron:

On behalf of Reston Hospital, the purpose of this letter is to request your approval to construct facilities as shown on the attached plans for the Medical Office Building, Emergency Room Expansion, and Garage Expansion. For your review we have attached the following documents:

- The governing SE/PCA/TCCP plans and development conditions approved by the Board of Supervisors on February 5, 2001
- The proposed Site Plan
- 8.5" x 11" Reductions of the Site Plan
- A copy of the tax map with the property outlined.

Reston Hospital is proposing to slightly modify the location of the proposed buildings. We are seeking an interpretation that the proposed facilities are in substantial conformance with approved Special Exception.

On sheet 3 of 7 of the approved SE/PCA/TCCP plan set, the distance between the proposed Medical Office Building (MOB) and proposed parking garage was dimensioned as +/- 70'. This dimension was shown for informational purposes only, and was neither a submission requirement nor requested by staff. In the course of the final design of the MOB, garage, and site, the distance between the MOB and garage was reduced to 57.6'.

Barbara Byron
Minor Modification Request
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Please call me (703-263-1900) if you have any questions, or if I may provide you with additional information. Thank you for your assistance.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Steve Gleason', with a long, sweeping horizontal line extending to the right.

Steve Gleason, RLA,
Director of Planning & Landscape Architecture

cc: Frank Strunk, Reston Hospital
John Bellaschi, McGuire Woods
Randel Forkum, ESA
Martin Johnson, WHGA

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