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FAIRFAX COUNTY VIRGINIA

MEMORANDUM

TO: Roxanne Tomlinson, Project Manager  
1200 Government Center Parkway, Suite 449  
Fairfax, Virginia 22035

October 2, 2003

FROM: Nancy Vehrs *N.V.*  
Clerk to the Board of Supervisors

SUBJECT: Special Exception Amendment Number SEA 82-V-012-4

At a regular meeting of the Board of Supervisors held on September 15, 2003, the Board approved Special Exception Amendment Application Number SEA 82-V-012-4 in the name of Board of Supervisors/Department of Public Works and Environmental Services located at 8819 Holland Road, Tax Map 102-1 ((1)) 4 pt., for a medical care facility and related uses, pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions are in addition to the development conditions approved with SEA 82-V-012-3.

1. This approval is granted for and runs with the land indicated in the 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 this application, as qualified by these development conditions.
3. A copy of this Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment/Variance (SEA/VC) Plat entitled "Mount Vernon Mental Health Center", prepared by Greenhorne & O'Mara, Inc., dated October 16, 2002, as revised through June 4, 2003. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Any future expansions of, or modifications to, the Mt. Vernon Mental Health Center beyond that depicted on the approved SEA/VC Plat entitled "Mount Vernon Mental Health Center", prepared by Greenhorne & O'Mara, Inc., dated October 16, 2002, as

revised through June 3, 2003, shall not require amendment to this Special Exception Amendment so long as such expansion/modification does not exceed the FAR limitations of 0.35. In addition to the notification requirements set forth in Paragraph 4 of Section 18-110 of the Zoning Ordinance, the property owner shall provide Mount Vernon Hospital with written notification by certified mail of the submission of any application for any expansion/modification of the Mount Vernon Mental Health Center.

5. The proposed architecture shall generally conform with that of the existing building and shall utilize similar building materials as determined by DPWES. The applicant shall submit to DPWES at time of building plan approval examples of building materials to be utilized as well as the existing architecture.

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 personally responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, five (5) years after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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 Amendment. 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 requirement along the western property line to that shown on the Special Exception Amendment Plat.**
- **Waived the barrier requirement along the western property line.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

cc: Chairman Katherine K. Hanley  
Supervisor Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB  
Audrey Clark, Director, BPRD, DPWES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
DPWES – Bonds & Agreements  
Department of Highways, VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

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Zoning Evaluation Division