PROPOSED DEVELOPMENT CONDITIONS

SEA 82-V-012-4

August 5, 2003

If it is the intent of the Board of Supervisors to approve SEA 82-V-012-4, located at Tax Map 102-1 ((1)) 4 (2501 Parkers Lane) for a medical care facility and related uses, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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 Par. 4 of Sect. 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.

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 personally 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.

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. 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