



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

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July 28, 1999

Michael J. Giguere, Esquire  
McGuire, Woods, Battle & Boothe, L.L.P.  
8280 Greensboro Drive - Suite 900  
McLean, Virginia 22102-3892

RE: Rezoning Application  
Number RZ 1999-DR-003  
(Concurrent with SE 99-D-002)

Dear Mr. Giguere:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 12, 1999, granting Rezoning Application Number RZ 1999-DR-003 in the name of Vinson Hall Corporation, to rezone certain property in the Dranesville District from the R-1 District to the R-3 District subject to the proffers dated July 12, 1999, on subject parcel 31-3 ((1)) 67 and 74, consisting of approximately 2.50 acres.

**The Board also:**

- **Waived the service drive requirement on Old Dominion Drive.**
- **Waived the barrier requirement on the northern periphery.**
- **Modified the transitional screening requirements on the northern and western periphery of the site.**

RZ 1999-DR-003  
July 28, 1999

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- Waived the trail requirement along Old Dominion as added to proffer number five.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor-Dranesville District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPW&ES  
DPW&ES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
AUG 17 1999  
ZONING EVALUATION DIVISION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12<sup>th</sup> day of July, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1999-DR-003  
(CONCURRENT WITH SE 99-D-002)

WHEREAS, Vinson Hall Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the R-3 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

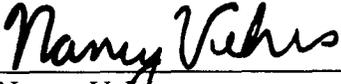
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 12<sup>th</sup> day of July, 1999.

  
\_\_\_\_\_  
Nancy Vehts  
Clerk to the Board of Supervisors



## PROFFERS

### VINSON HALL CORPORATION RZ 1999-DR-003 AND SE 99-D-002

April 9, 1999  
Revised May 5, 1999  
Revised May 19, 1999  
Revised July 12, 1999

Pursuant to Section 15.2-2303(A) Code of Virginia, 1950 as amended, Vinson Hall Corporation, the land owner and Applicant in RZ 1999-DR-003, filed a rezoning application and a special exception to allow its property identified as Tax Map 31-3 ((1)) 67 and 74 (hereinafter referred to as the "Application Property") to be used as a medical care facility. The Applicant, for itself, its successors and assigns proffer that the Application Property will be developed in accordance with the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property to the R-3 District to allow the Application Property to be developed as a medical care facility. Failure of the Board to rezone the property as requested shall automatically render these proffers null and void and of no further force and effect.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat ("GDP") prepared by VIKKA Incorporated, dated December 7, 1998 and revised through April 7, 1999.
2. Minor Deviations. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to make minor modifications to the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP, and neither increase the total gross floor area approved nor decrease the amount of open space.
3. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation ("VDOT") at time of site plan or subdivision plan approval.
4. Use. The primary use of the Application Property shall be limited to a medical care facility providing assisted living services for no more than thirty-six (36) individuals with Alzheimer's Disease and Related Disorders (ARD) and related rehabilitative needs who reside at the facility. All secondary and accessory uses of Medical Care Facilities shall also be permitted, including the day care of no more than twelve (12) non-resident outpatients with Alzheimer's Disease and Related Disorders

(ADRD).

5. Old Dominion Drive. At the time of site plan approval or upon demand by the Department of Public Works and Environmental Services ("DPWES"), whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County, and convey in fee simple to the Fairfax County Board of Supervisors, the right-of-way along the Application Property's Old Dominion Drive frontage measuring 45 feet from the existing centerline as shown on the GDP.

The Applicant shall also escrow to DPWES at time of site plan approval ten thousand dollars (\$10,000) toward the construction of trails anywhere along Old Dominion Drive, not necessarily on or along the Application Property.

6. Stormwater Management. Unless waived or modified by DPWES, the Applicant shall provide a stormwater management facility in accordance with Public Facility Manual regulations. The stormwater management facility shall be provided as generally shown on the GDP.

7. Limits of Clearing and Grading. The Applicant shall substantially conform to the limits of clearing and grading shown on the GDP, subject to installation of utility lines, if necessary, as approved by DPWES. Any disturbance shall be designed in the least disruptive manner reasonably possible, as determined by the Urban Forester, DPWES.

8. Tree Preservation. The Applicant shall perform the following measures relating to tree preservation on the property:

a. Perform a pre-construction evaluation of the existing vegetation to determine the condition of the trees to be saved as designated on the GDP. The Applicant shall have the limits of clearing flagged prior to construction. Prior to site plan approval, the Applicant shall walk the limits of clearing with a certified arborist, retained by the Applicant, an Urban Forestry Branch representative and the architect to determine where minor adjustments to the line may be made to ensure the preservation of trees in the tree save area.

b. The trees designated to be saved shall be protected by chain link fencing, a minimum of four (4) feet in height. The fencing shall be installed prior to any work being conducted on the site, including clearing and grading, and shall remain at all times during construction. Signage affirming restricted access shall be provided on the temporary fence, highly visible to construction personnel.

c. As a result of final engineering in the event the areas designated as tree save areas on the GDP are modified or cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on the site as determined by the Urban Forester, DPWES.

9. Tree Preservation/Landscape Plan. A tree preservation/landscape plan shall be prepared by a certified landscape architect, retained by the Applicant, and submitted at the time of site plan and shall be coordinated with and approved by the Urban Forester. This plan shall specifically provide for the preservation of specific trees, designated by the Urban Forester, DPWES, located within and at the periphery of the application site, as shown on the GDP.

10. Trail. The Applicant shall construct a trail along the Application Property's Kirby Road frontage, the location of which is generally shown on the GDP. The Applicant shall record a public access easement at time of site plan approval in a form approved by the County Attorney to ensure public access to the trail. The Applicant shall establish a private maintenance agreement for the trail prior to site plan approval.

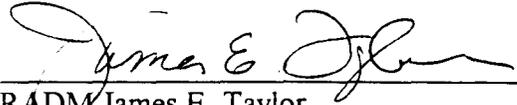
11. Building Design and Building Materials. The proposed structure shall be one (1) story in height, shall include multiple pitched roofs with traditional gable ends and shall be designed to project a residential look and in substantial conformance with that shown on Sheet 2 of the GDP. The exterior building materials visible from the adjacent streets shall include brick or vinyl siding and shall be roofed with fiber glass or asphalt shingles. The exterior colors shall be compatible with the existing Vinson Hall and Arleigh Burke Pavilion facilities which are located across the street from the Application Property, as determined by the Director, DPWES.

12. Noise. Any portion of the structure which will be located within one-hundred-sixty-five (165) feet of the centerline of Old Dominion Drive, and any portion of the structure which will be located within ninety-five (95) feet of Kirby Road shall be constructed with building materials which will reduce noise in interior areas to 45 dBA  $L_{dn}$  or less.

13. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

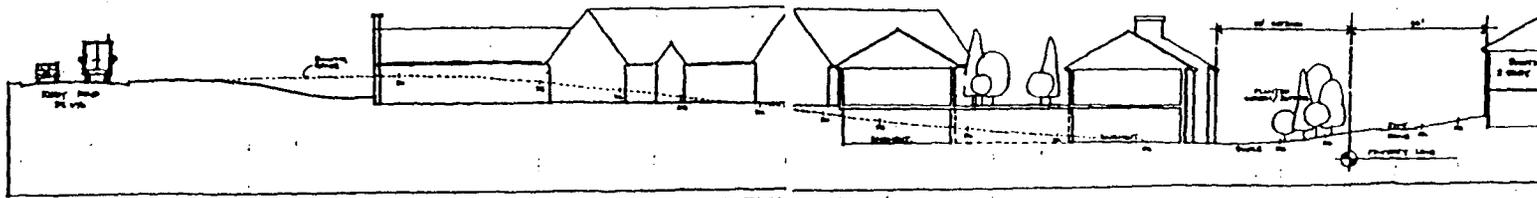
[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER OF  
TAX MAP 31-3 ((1)) 67, 74  
VINSON HALL CORPORATION

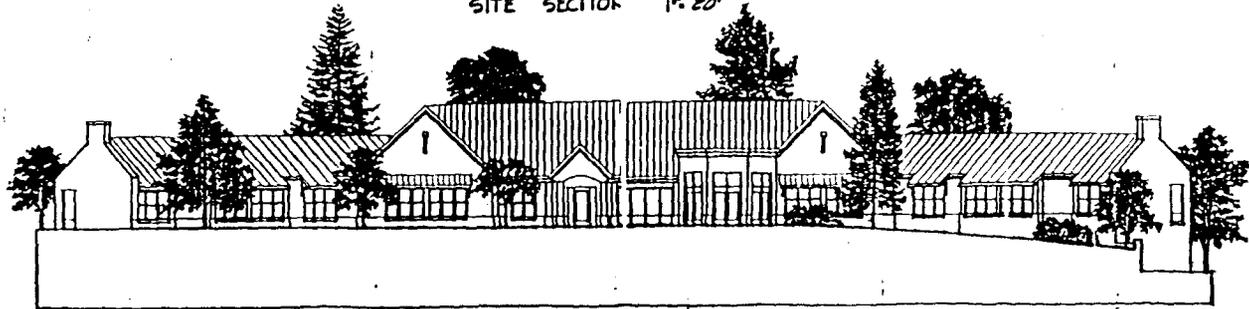
A handwritten signature in cursive script, appearing to read "James E. Taylor", written over a horizontal line.

RADM James E. Taylor  
Chief Executive Officer

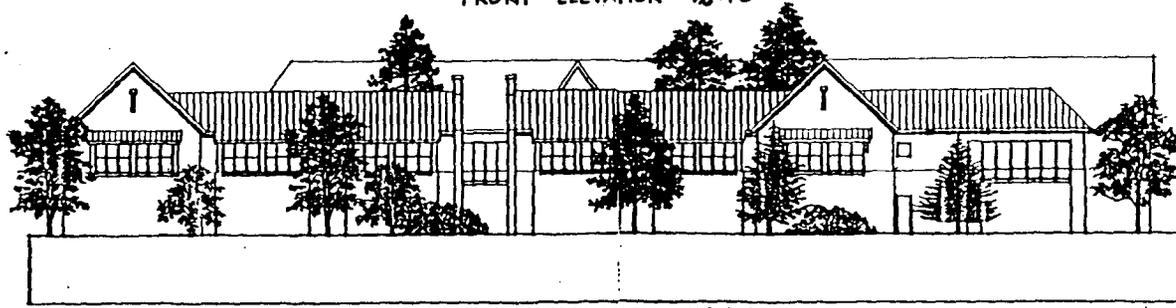




SITE SECTION 1" = 20'



FRONT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

VINSON HALL NEW MEMORY IMPAIRED FACILITY

3-21-99

ELEVATIONS/SITE SECTIONS  
 VINSON HALL CORPORATION  
 DEED BOOK 0986 PAGE 757  
 DEED BOOK 10003 PAGE 566  
 N/F DEED BOOK H-6 PAGE 138  
 DRANESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SHEET 2 OF 2

DATE: DECEMBER 7, 1998  
 REVISED: JANUARY 15, 1999

