



FAIRFAX COUNTY

JED

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

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

January 3, 2003

Timothy S. Sampson, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment Number PCA 2000-SU-032
(Concurrent with SEA 84-C-076-7)

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 9, 2002, approving Proffered Condition Amendment PCA 2000-SU-032 in the name of INOVA Health Care Services, to amend proffers for RZ 2000-SU-032 previously approved for a medical care facility to permit a hospital and medical office with an overall Floor Area Ratio (FAR) 0.22, located south of Ox Trail, east of Rugby Road, and north and south of Alder Woods Drive, Tax Map 45-2 ((1)) 25L, 41A; 45-1 ((2)) 38, 39A, 39B, 40A, 40B, 41 - 50, 51B1, subject to the proffers dated December 2, 2002, consisting of approximately 61.82 acres located in Sully District.

The Board also:

- Modified the transitional screening requirements and waived the barrier requirement to that shown on the Generalized Development Plan/Special Exception Amendment Plat and as proffered.
- Modified Additional Standard 7 of Section 9-308 of the Zoning Ordinance to allow a third freestanding sign, as shown on the Special Exception Plat.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

PCA 2000-SU-032
January 3, 2003

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor Frey, Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
James Patteson, Director, Facilities Mgmt. Div., DPWES

RECEIVED
Department of Planning & Zoning
JAN 08 2003
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 9th day of December, 2002, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2000-SU-032
(CONCURRENT WITH SEA 84-C-076-7)**

WHEREAS, INOVA Health Care Services filed in the proper form an application to amend the proffers for RZ 2000-SU-032 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), 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 Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 9th day of December, 2002.



Nancy Velts
Clerk to the Board of Supervisors