

3:00 p.m. Items - RZ-84-P-090 - FAIRFAX HOSPITAL ASSOCIATION
SEA-80-P-078-2 - FAIRFAX HOSPITAL ASSOCIATION
Providence District

On Thursday, October 11, 1984, the Planning Commission voted)6-0-2 (Commissioners Sell and Thomas abstaining; Commissioners Fasteau, Lilly, and Sparks absent from the meeting) (to recommend to the Board of Supervisors that the Zoning Ordinance, as it applies to the subject property, be amended from the R-1 to the R-8 District.

The Commission also voted)6-0-2 (Commissioners Sell and Thomas abstaining; Commissioners Fasteau, Lilly, and Sparks absent from the meeting) (to recommend to the Board of Supervisors that SEA-80-P-078-2 be approved, subject to the conditions set forth in Appendix 1 of the staff report.

The Commission further voted)6-0-2 (Commissioners Sell and Thomas abstaining; Commissioners Fasteau, Lilly, and Sparks absent from the meeting) (to recommend to the Board of Supervisors that they direct the Director of the Department of Environmental Management to approve the modification of the transitional screening to the existing yard and require barrier "D", "E", and "F", along the Woodburn Village frontage of the application.

Planning Commission Meeting
October 11, 1984
Verbatim Excerpts

RZ-84-P-090 & SEA-80-P-078-2 - FAIRFAX HOSPITAL ASSOCIATION

After Close of the Public Hearing

Vice-Chairman Harsel: I will close the public hearing and recognize Mrs. Annunziata from Providence District for action on the case.

Commissioner Annunziata: Thank you, Madam Chairman. As noted during the public hearing, this applicant is here to ask or propose a use of the building which will simply increase space for patients in the OB-GYN area of the hospital. It is not intended to increase personnel, nor patients, nor their visitors. It will increase the F.A.R. of the building to .55, I believe, and that is the reason for the need to rezone in conjunction with the special exception amendment. It would appear that although there is not going to be an increased need for parking that is appended to this proposal, that that is a concern that has been raised and which the applicant is willing to address. And, it would appear that both the applicant and the staff agree that a reasonable approach, at least at this point, is that fencing or barrier requirement that is set forth in one of the proposed motions for this evening. At least to date, this would also appear to me to be a reasonable approach. I would like to comment before I go into the motion, however, that it may be timed or may soon be upon us to do more than simply encourage car pooling, and perhaps the hospital is going to have to institute a more formalized approach to it. I guess a lot will depend on what else develops in the area, but it is certainly recommended for the entire area of Gallows Road and Route 50 where the Chiles Tracts are going up very quickly. In any event that's not going to be part of the motion this evening. Madam Chairman, I would MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE ZONING ORDINANCE AS IT APPLIES TO THE APPLICATION PROPERTY BE AMENDED FROM THE R-1 TO THE R-8 DISTRICT.

Vice-Chairman Harsel: Do I hear a second?

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. You've heard the motion, any discussion? All those in favor say - -

Commissioner Thillmann: Madam Chairman?

Vice-Chairman Harsel: Mr. Thillmann.

Commissioner Thillmann: I'd just like to say that the reason why I intend to vote on this vote favorably on this application this

hospital across the street from a major corporation headquarters adjacent to significant residential density. If it weren't for that, I would be very concerned about this huge increase in F.A.R. But, because of its location and the safeguards that the staff says they're going to put on, I will also support the motion.

Vice Chairman Harsel: Thank you, Mr. Thillmann. Any other discussion? Mrs. Annunziata, do you move for approval with draft proffers?

Commissioner Annunziata: Of the - -

Vice-Chairman Harsel: Oh, I'm on the wrong - -

Commissioner Annunziata: It will come in with the special exception in the form of conditions.

Vice-Chairman Harsel: Okay. All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed?

Commissioner Sell: Abstain.

Commissioner Thomas: Abstain.

Vice-Chairman Harsel: The motion carries unanimously with Mr. Sell abstaining, oh and Mr. Thomas abstaining.

Commissioner Annunziata: Madam Chairman, with respect to the special exception amendment, I would MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-80-P-078-2 BE APPROVED, SUBJECT TO THE CONDITIONS SET FORTH IN APPENDIX 1 OF THE REPORT, PROPOSED DEVELOPMENT CONDITIONS.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. You've heard the motion, is there any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed?

Commissioner Sell: Abstain.

Commissioner Thomas: Abstain.

Vice-Chairman Harsel: The motion carries with two abstentions, Mr. Thomas and Mr. Sell. Mrs. Annunziata.

Commissioner Annunziata: Finally, I would MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY DIRECT THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT TO APPROVE THE MODIFICATION OF THE TRANSITIONAL SCREENING TO THE EXISTING YARD AND REQUIRE BARRIER "D" AS IN DAVID, "E" AND "F" AS IN FRANK, ALONG THE WOODBURN VILLAGE FRONTAGE OF THE APPLICATION.

Commissioner Murphy: Second.

Vice-Chairman Harsel: Seconded by Mr. Murphy. Is there any discussion? All those in favor signify by saying aye.

Commissioners: Aye.

Vice-Chairman Harsel: Opposed?

Commissioner Sell: Abstain.

Commissioner Thomas: Abstain.

Vice-Chairman Harsel: The motion carries with two abstentions; Mr. Thomas and Mr. Sell. Any other action?

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(All motions passed by a vote of 6-0-2; Commissioners Sell and Thomas abstaining; Commissioners Pasteau, Lilly and Sparks absent from the meeting).

PMH