



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 26, 1991

Mr. Donald L. Harris
Senior Vice President
INOVA Health Systems
8001 Braddock Road
Springfield, Virginia 22151

Re: Rezoning Application
Number RZ 87-C-042
(Concurrent with PCA 85-C-091-2;
PCA 78-C-079; and SEA 84-C-076-3)

Dear Mr. Harris:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 28, 1991, granting, as proffered, Rezoning Application RZ 87-C-042 in the name of Fairfax Hospital System, A Division of Inova Health Systems, to rezone certain property in the Centreville District from the R-3 District and Water Supply Protection Overlay District to the C-3 District and Water Supply Protection Overlay District, subject to the revised proffers dated January 25, 1991, on subject parcel 45-2 ((1)) 42 consisting of approximately 7.50 acres.

The Board directed that staff give notification when the deed for the dedication of the 7.5 acres proffered to be dedicated to the Park Authority pursuant to RZ 87-C-042 and PCA 85-C-091-2 is recorded and that it be done within 90 days. (The Board of Supervisors was informed that the deeds for the 7.5 acres of parkland and the 5.4 acres proffered pursuant to PCA 78-C-079 were recorded on February 11, 1991.)

In addition, the Board stated that if the additional storm water management facility required by Proffer Number 10 is located off-site that those plans be coordinated with representatives from the Navy Vale Community League and Fair Oaks Estate Homeowners Association as specified in Proffer Number 16 of the January 25, 1991 Proffer statement for RZ 87-C-042 and PCA 85-C-091-2.

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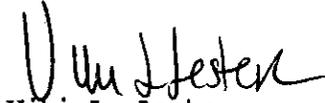
The Board also:

- Modified the transitional screening yard requirements for all four applications along all boundaries in accordance with Section 13-104 of the Zoning Ordinance; and
- Modified the barrier requirement in accordance with the January 25, 1991 proffer statement.

Further, the Board directed that the letter from Mr. Walsh, of Walsh, Colucci, Stackhouse, Emrich and Lubeley, attorney for the applicant dated January 28, 1991, clarifying Proffer Number 17 regarding condemnation be made a part of the official record.

In addition, Mr. Walsh has submitted a letter dated February 4, 1991 clarifying Proffer Number 10.

Sincerely,



Viki L. Lester

Deputy Clerk to the Board of Supervisors

NV/ns

cc: Dena M. Siri, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Fred R. Beales, Supervisor, Base Prop. Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority
Martin D. Walsh, Esquire

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 28th day of January, 1991, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 87-C-042
(CONCURRENT WITH PCA 85-C-091-2; PCA 78-C-079 AND SEA 84-C-076-3)

WHEREAS, Fairfax Hospital System, A Division of Inova Health Systems, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-3 District and Water Supply Protection Overlay District to the C-3 District and Water Supply Protection Overlay 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

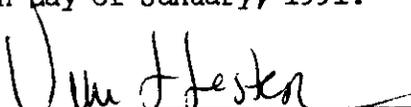
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-3 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said C-3 District and Water Supply Protection Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 28th day of January, 1991.


Viki L. Lester
Deputy Clerk to the Board of Supervisors