



FAIRFAX COUNTY

DP2

**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

December 27, 2000

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

RE: Rezoning Application Number
RZ 2000-SU-032
(Concurrent with SEA 84-C-076-6)

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 11, 2000, granting Rezoning Application Number RZ 2000-SU-032 in the name of Inova Health Care Services to rezone certain property in the Sully District from the C-3 District to the C-3 District in order to consolidate two zoning applications (PC 85-C-091-4 and RZ 1999-SU-067) previously approved for medical care facilities to permit additions to the existing medical care facilities and site modifications with an overall Floor Area Ratio (FAR) of 0.20, subject to the proffers dated December 6, 2000, on subject parcels 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 40-50, 51B1 consisting of approximately 63.87 acres.

The Board also:

- **Modified the transitional screening yard requirement along the eastern boundary and modified the barrier requirement along the eastern boundary in favor of that show on the Generalized Development Plan and the Special Exception Plat.**

RZ 2000-SU-032
December 27, 2000

- 2 -

- Reaffirmed the previously granted modification of the transitional screening requirement and the previously granted waivers of the barrier requirements on the other boundaries of the application property.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Sully 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
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Charles Strunk, 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
James Patteson, Director, Facilities Mgmt. Div., DPW&ES

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 4 2001

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 11th day of December 11, 2000, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2000-SU-032
(CONCURRENT WITH SEA 84-C-076-6)

WHEREAS, Inova Health Care Services filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District to the C-3 District (in order to consolidate two zoning applications PCA 85-C-091-4 and RZ 1999-SU-067), 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

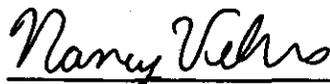
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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, zoned to the C-3 District and said property is subject to the use regulations of said C-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 11th day of December, 2000.



Nancy Veirs

Clerk to the Board of Supervisors