

September 2, 1980



STAFF REPORT

APPLICATION NUMBER SE-80-P-078

PROVIDENCE DISTRICT

Applicant: Fairfax Hospital Association

Subject Parcel: 59-2((1)) 1D, 1E and Pt. 1A

Present Zoning: R-20 & R-1

Acreage: 32.6508 Acres

Proposed Use: Laundry Room Expansion

Applicable Zoning Ordinance Provision: Sect 3-104 & 3-2004

Application Filed: June 16, 1980

Planning Commission Hearing Date: September 10, 1980

Board of Supervisors Hearing Date: September 22, 1980

Staff Recommendation: The staff recommends approval of SE-80-P-078 subject to the conditions listed in Appendix 1 of the staff report, "Proposed Development Conditions".



# SPECIAL EXCEPTION APPLICATION

Number: SE-80-P-078

District: Providence

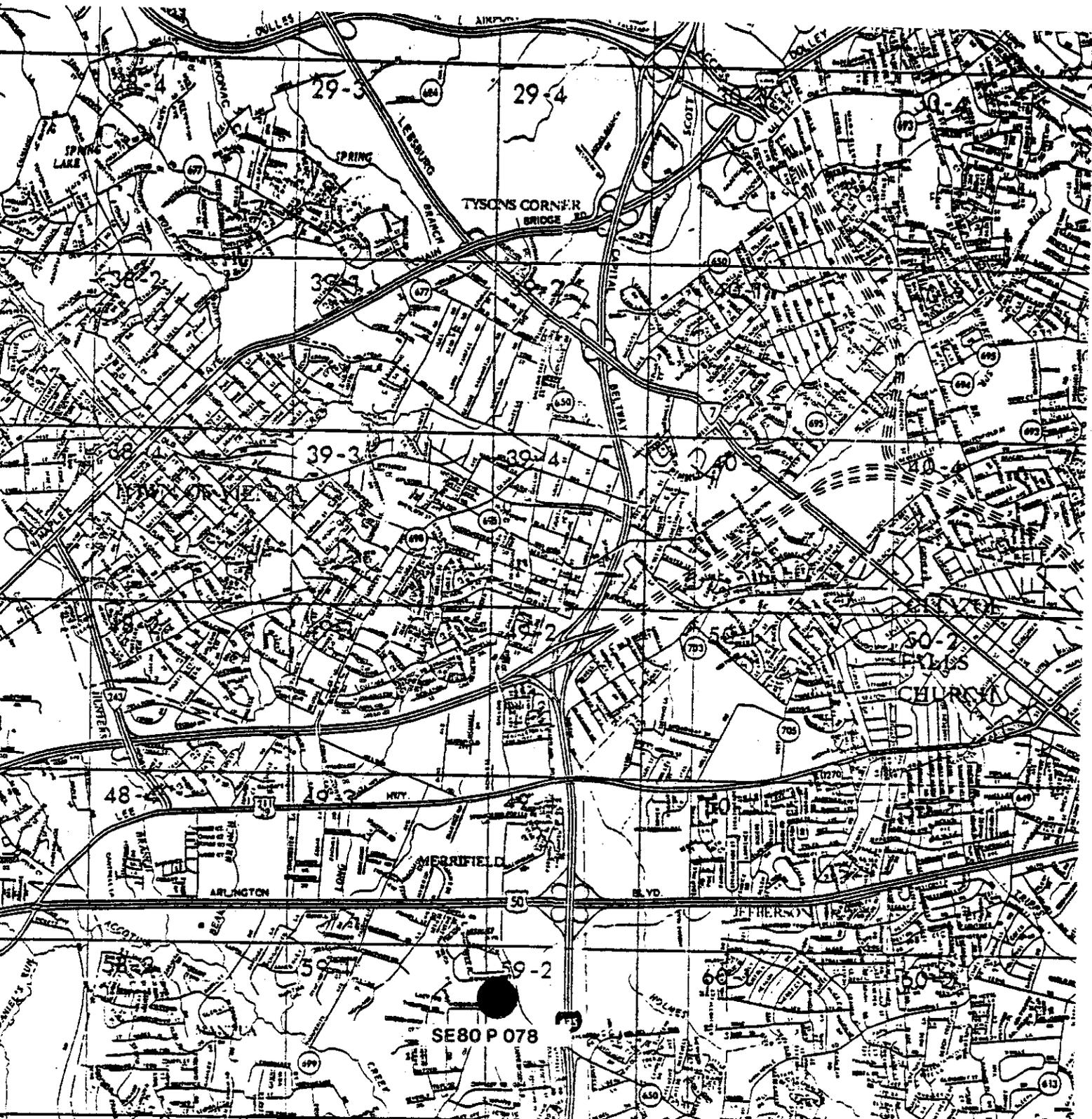
Acres: 32.6508 Acres

Subject Parcel: 59-2(1), 1D, 1E, & Pt 1A

Existing Zoning: R-20 & R-1

Applicant: Fairfax Hospital Associates

Proposed Use: Laundry Room Expansion





# SPECIAL EXCEPTION APPLICATION

Number: SE-80-P-078

District: Providence

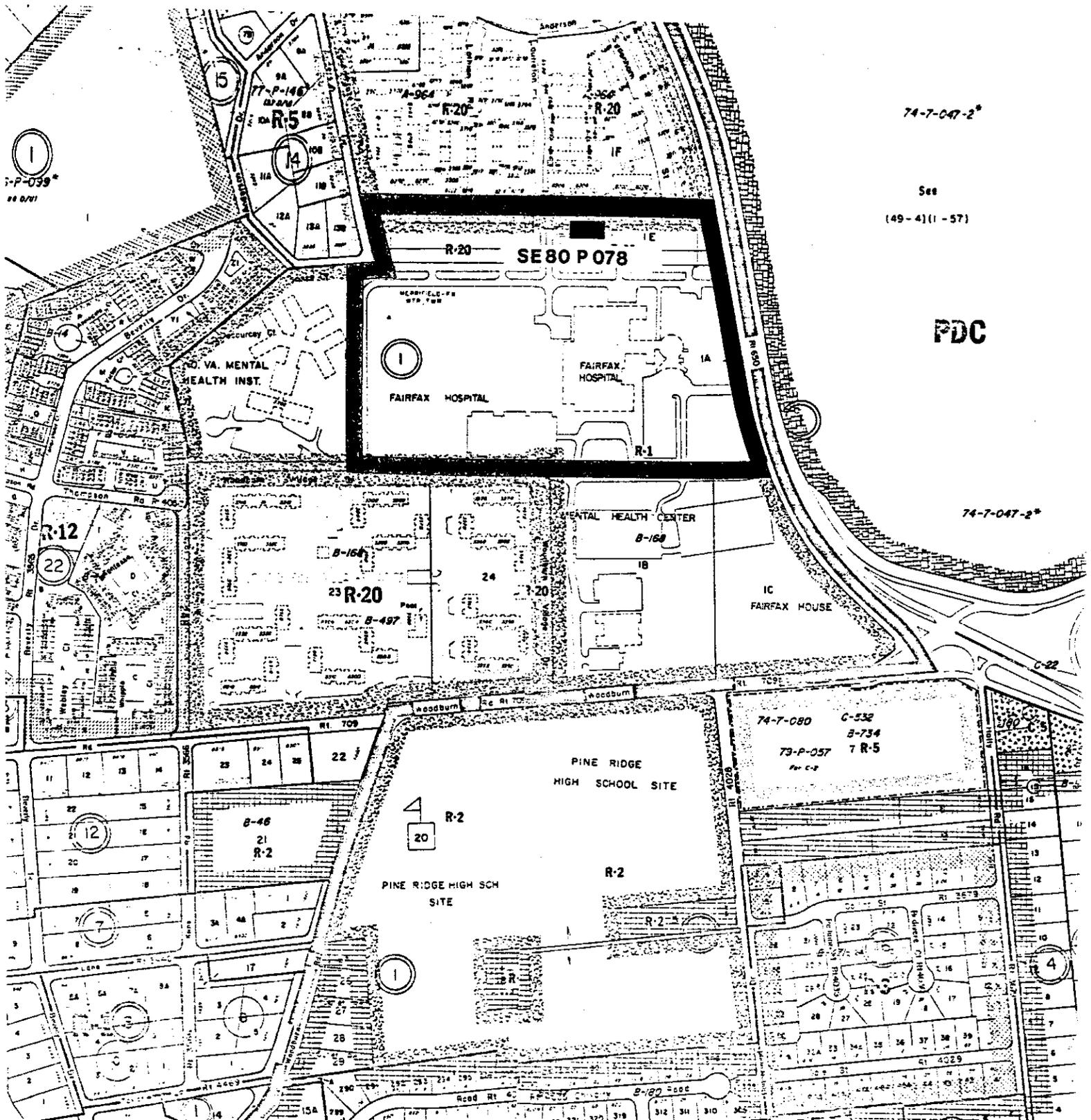
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74-7-047-2\*

See  
(49-4)(1-57)

PDC

74-7-047-2\*

74-7-080 C-532  
B-734  
73-P-057 7 R-5  
Per C-8



## DESCRIPTION OF THE APPLICATION

The applicant is requesting approval to expand the existing laundry facility of the Fairfax hospital located at 3300 Gallows Road, Fairfax.

The applicant notes that the proposed addition will increase efficiency in handling 5.5 million pounds of laundry per year. No increase in staff is proposed to operate and maintain the laundry facility expansion. The architecture, facade and building material will match the existing building. The normal hours of operation will be 6 days a week from 6:00 a.m. to 4:30 p.m.

The Medical Care Facilities including the laundry operations is a Category 3 Special Exception Use within the R-20 & R-1 Residential Districts. Approval of this application must satisfy pertinent standards contained in the Zoning Ordinance, an extract of which is Appendix 3.

## LOCATION AND CHARACTER OF THE AREA

The subject property is located west of Gallows Road, approximately 1700 feet north of the intersection of Gallows Road and Route 495. It is bounded by multifamily residential, R-20 to the north and southwest, the Mobil Oil corporation complex to the east, the Northern Virginia Mental Health institute to the southwest and single family residential, R-5, to the northwest.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The subject property is located in the F2, Mantua Community Planning Sector of the Fairfax Planning District in Area II. There is no Plan text relevant to this application.

The adopted Area II Plan map indicates the subject property as planned for institutional uses.

## STAFF ANALYSIS

### Transportation Analysis

The proposed expansion would have no transportation impact.

### Environmental Analysis

No adverse environmental impacts are envisioned for the expansion of the existing laundry facility at the Fairfax Hospital.

### Preliminary Site Plan Analysis

Existing transitional screening should be augmented to reduce the noise from the air conditioning equipment located on top of the building. Minor grading and landscaping may be needed on the east between the proposed use and the existing parking lot.

### STAFF CONCLUSIONS AND RECOMMENDATIONS

It is the staff's opinion that the Special Exception, upon compliance with the conditions listed in Appendix 1, would be in conformance with the General Standards for Special Exceptions as indicated in Appendix 3.

Therefore, the staff recommends approval of SE 80-P-078 subject to the conditions listed in Appendix 1 of this report, "Proposed Development Conditions".

### APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Pertinent Ordinance Standards
4. Preliminary Engineering Analysis

## PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SE 80-P-078 located as Tax Map 59-2((1))1D, 1E & pt. 1A for use as a Laundry Room Expansion pursuant to Sect. 3-104 & 3-2004 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A site plan will be submitted for approval in accordance with the provisions of Article 17. The revised site plan will satisfy ordinance requirements for parking, landscaping and screening.
4. The existing transitional screening to the north of the proposed building extension will be supplemented so that the vegetative density equates to that of transitional screen 2, and reduces noise and visual impact to adjacent residential uses.
5. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances regulations or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been complied with.

Appendix 2

STATEMENT OF JUSTIFICATION

RE: FAIRFAX HOSPITAL - LAUNDRY EXPANSION  
PHR&G File #803EA

The purpose of this application is to expand the existing laundry facility. The normal hours of operation will be 6 days a week from 6:00 a.m. to 4:30 p.m. The existing staff will be sufficient to maintain and operate the laundry room expansion. The building facade and architecture will match the existing building.

## 9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the policies embodied in the adopted Comprehensive Plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will not adversely affect the use or development of the neighboring properties in accordance with the applicable zoning district regulations and the applicable provisions of the adopted Comprehensive Plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12, except as may be qualified in the parts that follow for a particular category or use. However, the Board may impose more strict standards for a given use than those set forth in this Ordinance.

9-304

**Standards For All Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

**9-308 Additional Standards for Medical Care Facilities**

1. In its development of a recommendation and report as required by Par. 4 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
  - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or planned for the area.

- B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
- C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
  4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
  5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-3 through R-4 District.
  6. In the R-3 through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**TO:** Zoning Evaluation Branch  
Office of Comprehensive Planning

**DATE:** July 10, 1980

**FROM:** O. S. Hendrickson  
Site Review Branch Chief

**FILE NO:** *OS Hendrickson*

**SUBJECT:** Special Exception SE-80-P-078, Fairfax Hospital - for Laundry Room  
Expansion, TM 59-2 ((1)) 1D, 1E and part 1A

**REFERENCE:**

We have reviewed the subject application and submit the following comments:

- 1) The transitional screening which exists is sparse in the area of the proposed addition. Since the existing building appears much higher than the stated 18 feet and has an additional 20 feet plus or minus on top of that for purposes of air conditioning equipment which generates constant noise it is recommended that the existing screening be augmented.

OSH:JFD:ej

cc: Office of Transportation  
Central Files

