



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



December 6, 1984

Mr. W. C. Bauknight, Esquire
114 North West Street
Easton, Maryland 21601

Re: Special Exception
Number SE 84-C-076

12422 Lee-Jackson Hwy

Dear Mr. Bauknight:

At a regular meeting of the Board of Supervisors held on December 3, 1984, the Board approved Special Exception Number SE 84-C-076, in the name of Fairfax Hospital Association, located as Tax Map 45-2 ((1)) 25 for a medical care facility pursuant to Sections 3-304 and 9-301 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. The Acorn Ridge Road extension shall be dedicated to a 60 foot right-of-way to the southern edge of the subject property, aligning and connecting with the "Unnamed Street". Construction of a 38 foot wide public road with curb, gutter and sidewalk shall be provided along this right-of-way from existing Acorn Ridge Road to the site entrance. All dedication and construction shall occur prior to occupancy of the hospital.
5. A right turn deceleration lane and a left turn lane shall be provided at the West Ox Road-Rugby Road Extended intersection.

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6. An area at least 7.5 acres in size between the tributary on the south boundary and the access road from Acorn Ridge Road shall be offered to the Fairfax County Park Authority for public park use.
8. Modification of the transitional screening requirement and waiver of the barrier requirement in favor of a minimum 50 foot wide undisturbed area along the property's boundaries. A barrier (D, E & F) shall be provided around the storm water detention pond.
9. Except for utilities and passive recreational uses, limits of clearing and grading shall be established at least 90 feet from the stream along the southern boundary.
10. If so allowed by its owner and easement holder, applicant shall plant a substantial screen of evergreen trees and shrubs within Parcel H.

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 accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

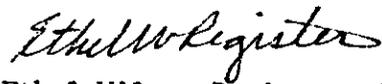
The Board of Supervisors directed that the relocation of the road to the southwest be brought back to the Board of Supervisors for consideration of plans for Acorn Ridge Road extension prior to road construction.

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In addition, the Board of Supervisors approved the modification of the transitional screening and barrier requirements in favor of those described in the approved development conditions.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/mmg

cc: Samuel A. Patterson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
Richard D. Faubion, Acting Director
Zoning Evaluation Division, OCP
Ted Austell, III
Executive Assistant to the County Executive