



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



STAFF REPORT

APPLICATION NUMBER SEA 80-P-078-1

PROVIDENCE DISTRICT

Applicant: Fairfax Hospital Association

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

Present Zoning: R-20 & R-1                      Acreage: 45.74

Proposed Use: Expansion of Medical Care Facility

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

Application Filed: May 5, 1983

Planning Commission Hearing Date: July 20, 1983

Board of Supervisors Hearing Date: August 1, 1983

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

KS



# SPECIAL EXCEPTION APPLICATION

Number: SEA 80-P-078-1

District: Providence

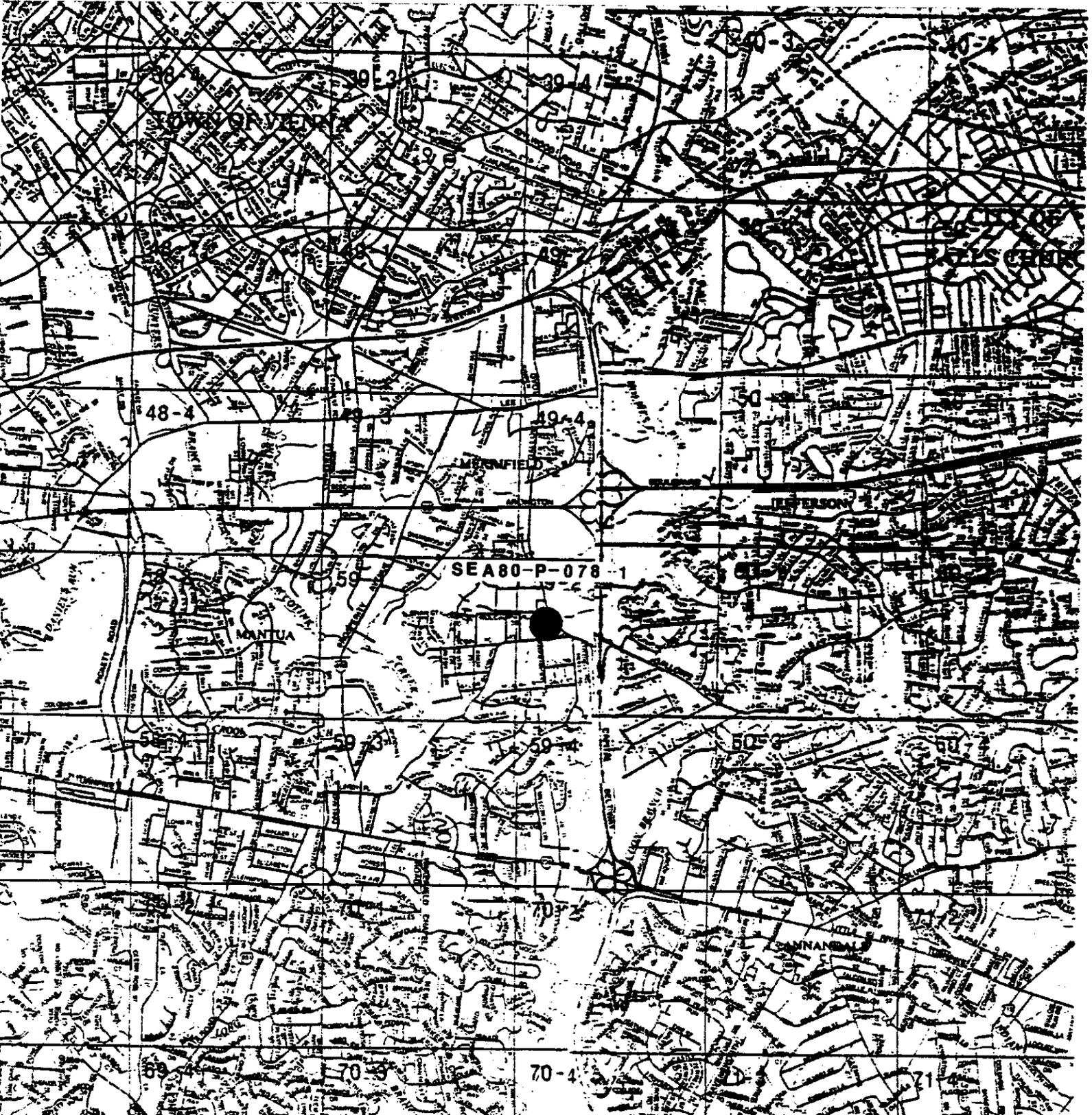
Acres: 45.74

Subject Parcel: 59-2 (C1) 1A, 1C, 1D,

Existing Zoning: R-20 & R-1

Applicant: 1E, & pt. 1B  
Fairfax Hospital Associates

Proposed Use: Expansion of Medical Care Facilities





# SPECIAL EXCEPTION APPLICATION

Number: SEA 80-P-078-1

District: Providence

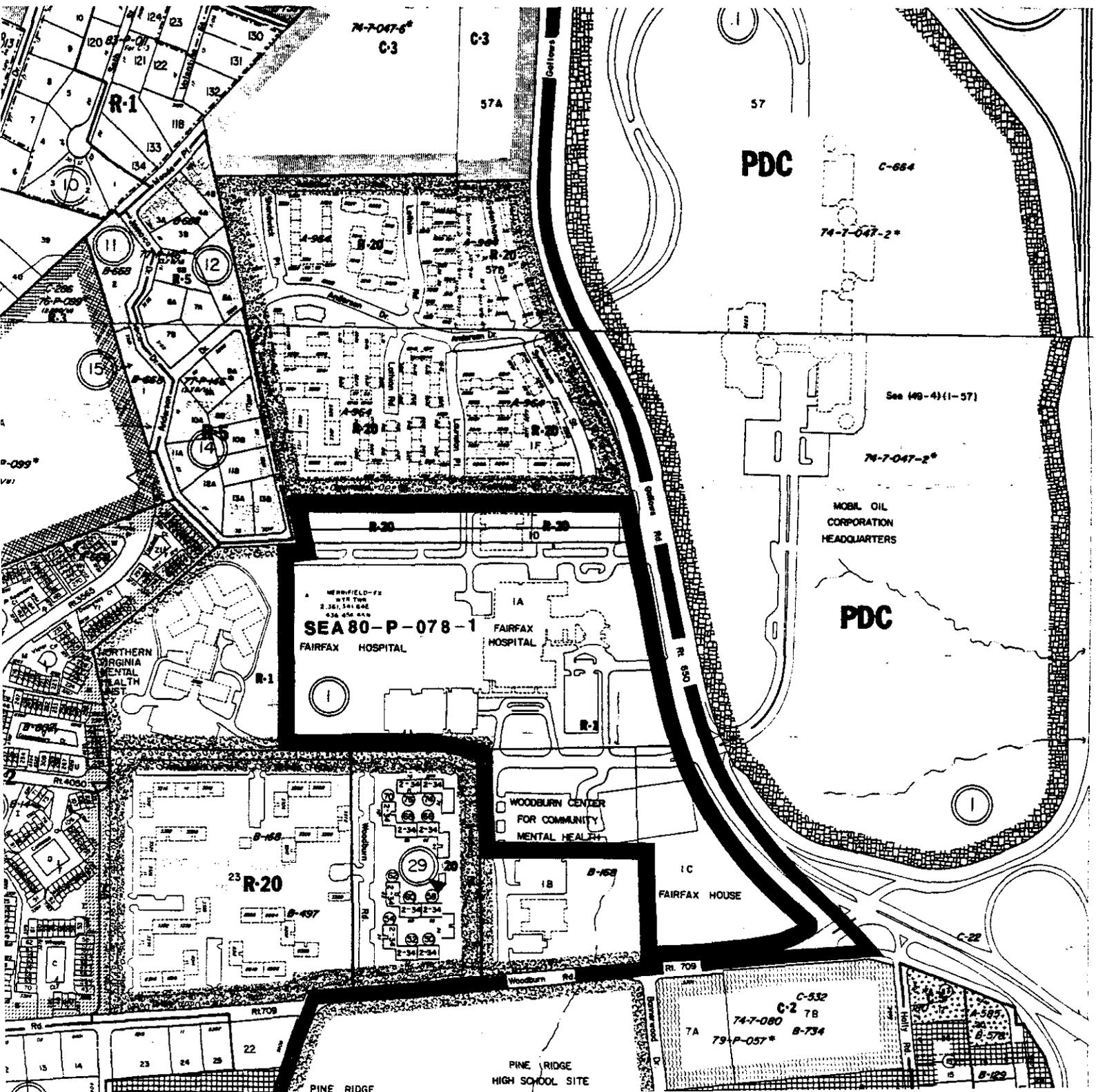
Acreage: 45.74

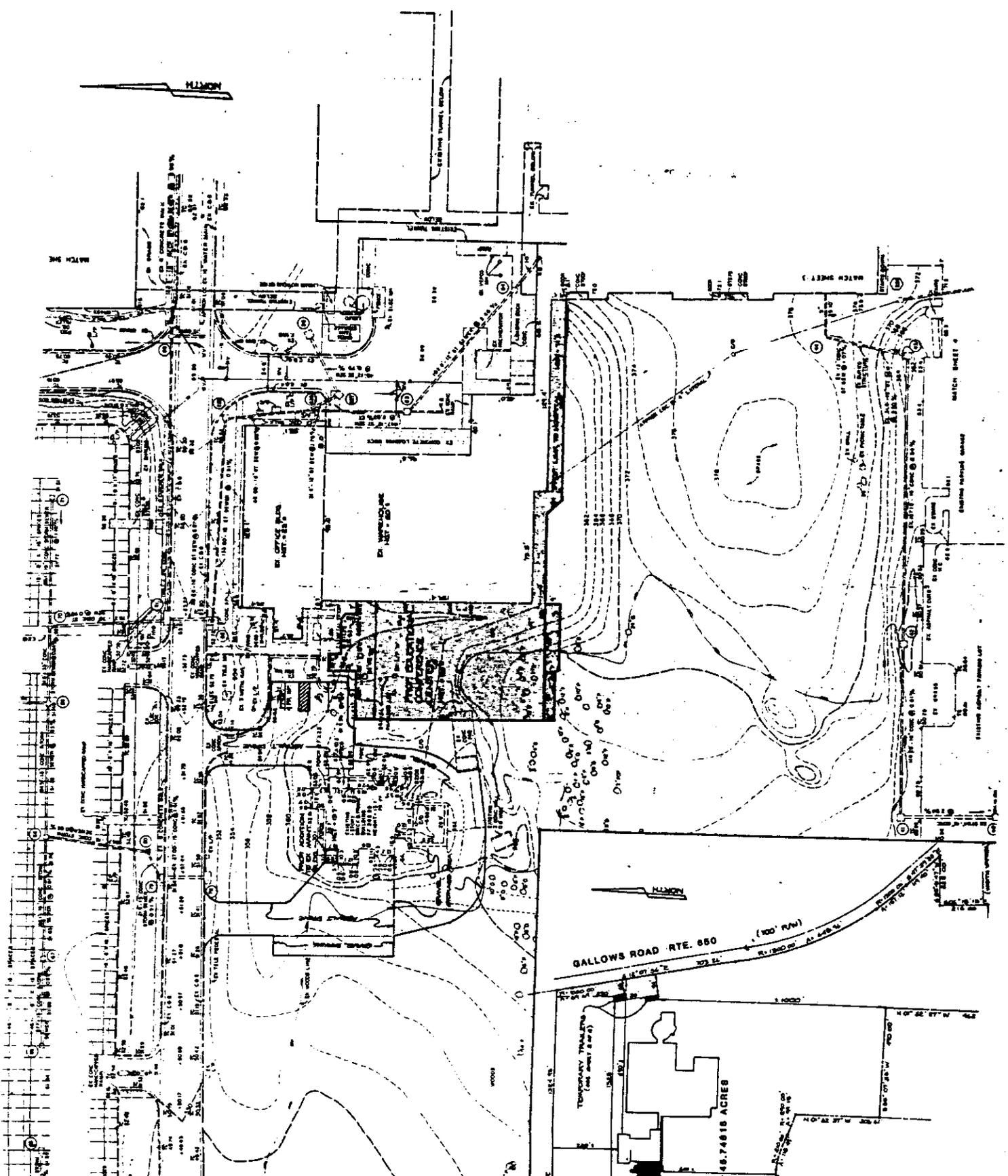
Subject Parcel: 59-2 ((1)) 1A, 1C,  
1D, 1E, & pt. 1B

Existing Zoning: R-20 & R-1

Applicant: Fairfax Hospital Associates

Proposed Use: Expansion of Medical Care Facilities





NORTH

MATCH SHEET 1

MATCH SHEET 2

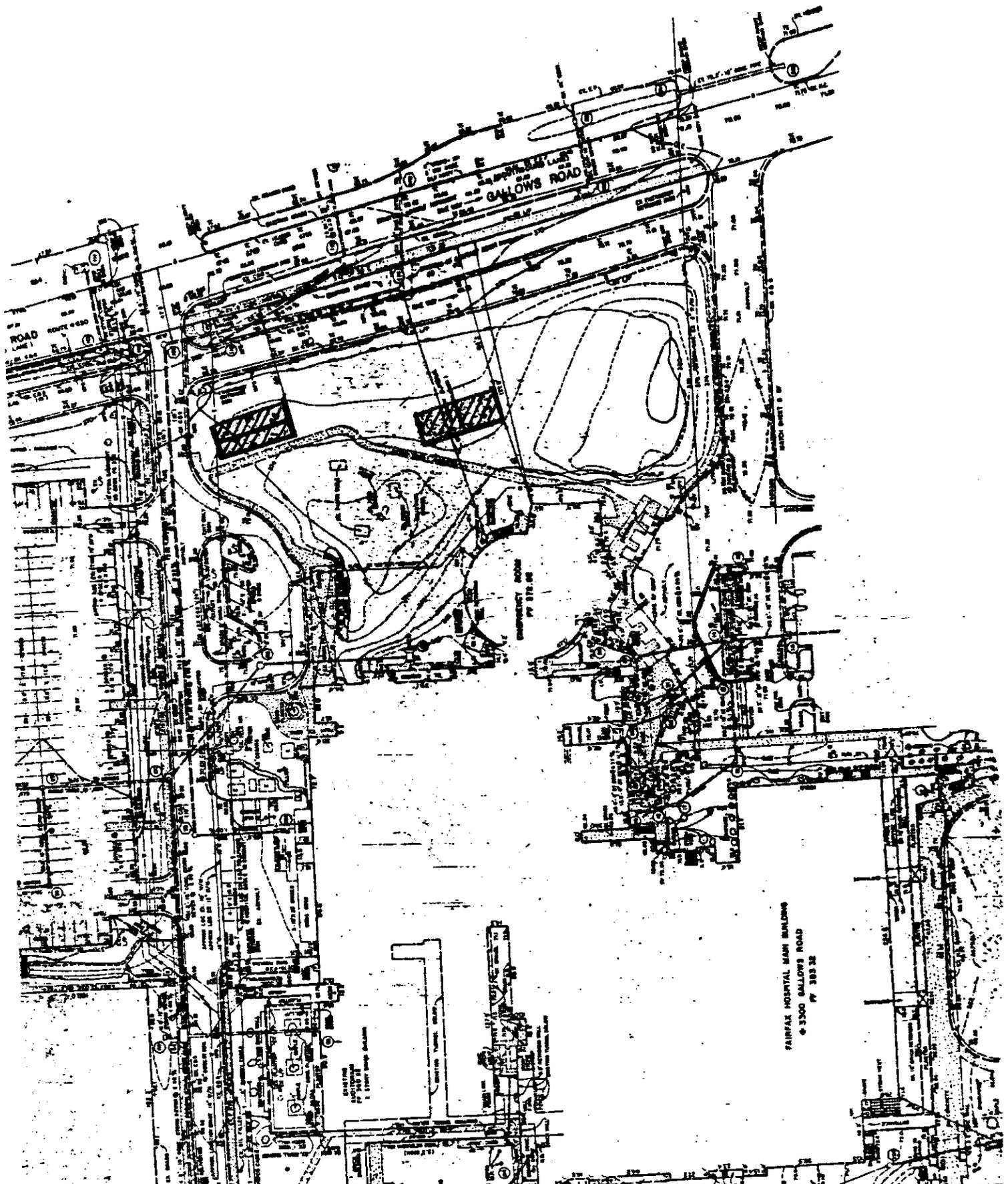
MATCH SHEET 3

GALLOWES ROAD RTE. 680  
100' RWY  
R. 100' RWY

TEMPORARY TRAILERS  
(see sheet 2004)

46.74618 ACRES

NORTH



GALLOW'S ROAD

FAIRFAX HOSPITAL MAIN BUILDING  
4 1300 GALLOW'S ROAD  
PT 388 38

GENERATOR  
PT 387 37  
1 1100V 5000 KW

EMERGENCY ROOM  
PT 379 36

ROAD  
LAME 1

SEA 80-P-078-1

### DESCRIPTION OF THE APPLICATION

The applicant is requesting approval to construct an Educational Conference Center adjoining the existing Fairfax Hospital building.

The applicant notes that the proposed two-story building would include conference rooms, classrooms, physician's sleep quarters, and the employee credit union office. A small corridor addition is proposed along the northwest corner of the existing maintenance building to provide access to the main building.

The applicant further states that three temporary trailers would be located on the application property near the emergency room during the construction period and would be removed at the completion of the proposed building.

Additional descriptive material is attached as Appendix 3.

The expansion of Medical Care Facilities is a Category 3 Special Exception Use within the R-20 and R-1 Residential Districts. Approval of this application must satisfy pertinent standards contained in the Zoning Ordinance, an extract of which is Appendix 3. The application also requires approval of the Health Care Advisory Board.

### 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 multi-family 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.

### BACKGROUND INFORMATION

On September 22, 1980, the Board of Supervisors approved Special Exception SE 80-P-078 to permit expansion of the Laundry Room facilities, subject to the conditions in Appendix 6 of the this report. This was the initial special exception approved on the hospital site.

### CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The adopted Area II Plan map indicates the application property is planned for institutional uses.

## STAFF ANALYSIS

### Transportation Analysis

The proposed expansion would have no major transportation impact.

### Environmental Site Analysis

There are no significant environmental impacts anticipated from the proposed addition. However, the location chosen for the temporary trailers has several shortcomings. The trailers would be less than 100 feet from the pavement edge of Gallows Road. In this location, they would be impacted by unhealthful levels of highway noise. The trailers would also necessitate tree removal. In addition, they would detract from the physical appearance of the hospital grounds as viewed from Gallows Road.

The proposed trailers should be located out of the highway noise impact area. If the trailers are located within 315 feet of the centerline of Gallows Road, they should meet the acoustical treatment standards described in the Addendum to the Environmental Checklist attached as Appendix 5.

### Preliminary Site Plan Analysis

The application as presented meets open space requirements and probably would meet parking requirements since the proposed use would not add any new personnel or added function to the hospital facility. However, a parking tabulation study should be provided to the satisfaction of the Director, Department of Environmental Management to demonstrate that adequate parking exists for the proposed use. Approval of a site plan or a site plan waiver would be contingent upon the availability of adequate parking without sacrificing compliance with other applicable Zoning Ordinance requirements.

Location of the trailers as proposed is dictated by the proximity of the available sewer and water connections.

A site reconnaissance regarding the possible loss of trees as a result of the temporary trailer locations revealed that a small caliper tree is proposed to be relocated and a diseased gum tree would be removed.

Even though the highway noise level would exceed the standards as described in the environmental analysis above, the applicant contends that the trailer sleeping quarters for the physicians would be used almost entirely for night time sleeping when traffic noise should be at a reduced level. Furthermore, no viable alternative trailer location sites are available for the proposed temporary use.

A dustless surface for the parking, drive and storage areas would be required unless a variance is obtained from the Board of Zoning Appeals.

Storm water detention will be required if the existing storm sewer system is inadequate to handle the increase of storm water run off.

An existing sidewalk along the west side of Gallows road would satisfy the Countywide Trails Plan requirement for this area.

It is noted that the Health Care Advisory Board does not object to the application proposal.

#### STAFF CONCLUSIONS AND RECOMMENDATIONS

The proposed amended use meets the Comprehensive Plan recommendations and upon compliance with the conditions listed in Appendix 1, would be in conformance with the General Standards for Special Exceptions as indicated in Appendix 4.

If the proposed trailer location is not changed, noise attenuation measures should be provided as indicated in Appendix 5 of this report. Furthermore, removal of trees should be minimized at the proposed trailer location.

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

#### APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Statement of Justification
4. Pertinent Ordinance Standards
5. Environmental Site Analysis
6. Preliminary Site Plan Analysis
7. Board of Supervisors resolution approving SE 80-P-078
8. Health Care Advisory Board Memorandum

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-1 located as Tax Map 59-2((1))1A, 1C, 1D 1E & pt. 1 for use as an expansion of a medical care facility pursuant to Sects. 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 copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. Unless waived by the Director, DEM, a site plan generally in conformance with the preliminary site plan herein, will be submitted for approval in accordance with the provisions of Article 17.
5. If the proposed trailers are located within 315 feet of the center line of Gallows Road, noise attenuation measures will be provided in accordance with the guidelines outlined in Appendix 5 of this report.
6. No more than two (2) trees as specified in Appendix 3 will be removed in the placement of the temporary trailers.
7. The proposed trailers will be removed at the completion of the proposed building or 18 months from the date of acquiring a Non-Residential Use Permit.
8. A parking tabulation will be submitted to the Director, Department of Environmental Management to demonstrate that adequate parking exists for the proposed use. Approval of a site plan or site plan waiver is contingent upon the availability of adequate parking without sacrificing compliance with other applicable Zoning Ordinance requirements.

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 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 construction has commenced, 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 thirty (30) days prior to the expiration date.

AFFIDAVIT

I, John P. O'Brien, V.P., of Finance, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

- 1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
<u>Fairfax Hospital Assoc.</u>	<u>8001 Braddock Rd., Springfield, VA 22151</u>	<u>(Corporate Offices)</u>
<u>Patton, Harris, Rust &amp; Assoc.P.C.</u>	<u>10523 Main St., Fairfax, Va 22030</u>	<u>Engineer/Planner</u>

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Patton, Harris, Rust and Associates, P.C. - See Attachment #1</u>		

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

- 2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

<u>N/A</u>
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- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

<u>N/A</u>
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WITNESS the following signature this 22 day of April, 19 83.

  
 Applicant

ATTACHMENT #1

Patton, Harris, Rust & Associates, P.C.

Wesley G. Harris, Jr.

Thomas D. Rust

William F. Ostrander, Jr.

Charles R. Weber

Eugene F. Fournier



## The Fairfax Hospital

3300 Gallows Road, Falls Church, Virginia 22046

### PROPOSED USE OF NEW FACILITY

The proposed construction of an Educational Conference Center, adjoining the existing Fairfax Hospital will allow for the relocation of several existing programs including: classrooms, conference rooms, physician sleep quarters, and the employee Credit Union.

The anticipated hours of operation for the classrooms and conference rooms will be from 7:30 AM to 9:30 PM weekdays. The classrooms are designed for a maximum attendance of one hundred employees, and the conference rooms will hold a combined maximum of one hundred sixty employees.

The sleep quarters will accommodate up to six physicians and will operate twenty-four hours a day, seven days a week.

The employee Credit Union will have three full-time employees working from 9:00 AM to 5:00 PM weekdays.

The traffic impact is expected to be non-existent. All functions scheduled to be relocated to this new facility are currently held in other areas of the hospital and are services for employees only.

The proposed Education Conference Center will be a two-story brick building. The brick will match the color of the adjacent warehouse structure. The architectural style of the building will be in harmony with the rest of the hospital's architectural design.

In addition to the Educational Conference Center, modifications will be made to the adjacent maintenance building. Garage doors will be relocated from the east side of the building to the west side. A small addition will be built onto the northwest corner of the existing maintenance building in order to accommodate the new access.

Three temporary trailers will be located on the subject property during the construction of the new Educational Conference Center. The proposed trailer locations are shown on sheet 2 of 2 of the Special Exception Plat. One trailer will house the Credit Union, the second will serve as a conference area, and the third trailer will be sleeping quarters for doctors. Once the new facility has been completed the temporary trailers will be removed from the property.



# The Fairfax Hospital

3300 Gallows Road, Falls Church, Virginia 22046

THOMAS N. YOUNG  
Administrator

July 1, 1983

Mr. K. S. Sandhu  
Office of Comprehensive Planning  
Fifth Floor  
Massey Building  
Fairfax, Virginia

Re: The Fairfax Hospital  
Special exception for E.C.C. Building, Temporary  
Trailers and Third Floor North "T" Wing Expansion

Dear Mr. Sandhu:

In a telephone conversation on June 24, 1983 Mr. Sid Steele of your department expressed concern over the following items.

1. The possibility of loss of trees as a result of the temporary trailer locations.
2. The impact of traffic noise from Gallows Road on the temporary sleep quarters trailer.
3. The impact of these additional elements on the overall parking situation.

In response to item #1 we have now installed all corner stakes on both trailer locations and would welcome your inspection of the site for your approval and/or comments. The present locations would require the removal of one small (approximately 2½" caliper) maple and one diseased gum tree (approximately 8" caliper).

In response to item #2 the "on-call" sleep quarters are used almost entirely for night time sleeping when traffic noise should be at a reduced level. This situation would be no worse than that which faces the adjacent residential development of "Bedford Village".

In response to item 3 the E.C.C. Building will accommodate the Nursing Education Classroom and Conference Room functions which were located on the Ninth Floor together with the sleep quarters which are presently located on the Fourth Floor and the Credit Union which is presently located in the Basement.

Mr. K. S. Smith

July 1, 1983

Page Two

The Ninth Floor space vacated will be used for patient rooms, however, the total bed licensure of the hospital will remain at 656, permitting the conversion of semi-private rooms to private or isolation patient rooms with no additional staff, patient or parking requirements.

The Fourth Floor sleep quarters will be used to provide activity and dining space for the psychiatric patients with again no increase in the patient numbers and consequently with no parking impact.

The Basement space to be vacated by the Credit Union will revert to storage with again no increase in staffing or parking requirements.

Finally, the expansion planned for the Third Floor level of the Ob/Gyn unit is intended to relieve the lack of storage space and conference and classroom facilities. It is not intended that staff or patient loads be increased and consequently this should not generate any additional parking requirements.

I shall be absent on vacation from July 4 through July 11 but would appreciate your contacting Mr. Stephen Smith at 698-3475 if you have any further questions and prior to making a site inspection.

Sincerely,



Walter Staines  
Assistant Director, Engineering  
Design and Construction

WS/mc

cc: Keith Hardt, Director of Engineering  
Stephen L. Holmes, Assistant Administrator  
Bob Pollins, Patton, Harris, & Rust Associates  
Thomas N. Young, Administrator  
Stephen Smith, Project Manager

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 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 be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the 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 associated with such use 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, however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### 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 to 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.

## 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 (s) 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 approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
  - B. Any proposed specialized treatment of 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-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.



Concerns

Environmental Quality	Yes	No	Comments
F. Noise 1. airport noise 2. highway noise 3. railroad noise 4. other types of noise	    <input checked="" type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	F. The area within 315 feet of the center-line of Gallows Road is projected to be impacted by traffic noise in excess of 65 dBA Ldn. It is recommended that the trailers not be located in this area.
G. Water 1. point source pollution 2. nonpoint source pollution	  	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
H. Air: (mobile or stationary source)		<input checked="" type="checkbox"/>	
I. Toxic or Hazardous Substances		<input checked="" type="checkbox"/>	
J. Aesthetics: (internal views, views from site, views of site from adjacent development, landscaping)	<input checked="" type="checkbox"/>		J. The three temporary trailers will be close to the road and may require tree removal.
K. Nonmotorized Circulation 1. access and internal circulation 2. pedestrian/vehicular conflicts 3. trails plan requirement	   <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	K. The Countywide Trails Plan designated Gallows Road as a trail location.
L. Energy Conservation		<input checked="" type="checkbox"/>	
M. Pipeline and Utility Line Hazards		<input checked="" type="checkbox"/>	
N. Site Design Quality (layout, site facilities)		<input checked="" type="checkbox"/>	
O. Nuisances (glare, odor)		<input checked="" type="checkbox"/>	
P. Agricultural and Forest Land Preservation		<input checked="" type="checkbox"/>	
Q. Other		<input checked="" type="checkbox"/>	

## ENVIRONMENTAL SITE ANALYSIS ADDENDUM

### Highway Noise Impacts

The Office of Comprehensive Planning has used traffic projections and a noise forecasting model to estimate future highway noise impacts on this site. According to this analysis, noise in excess of 70 dBA Ldn will impact the area within 100 feet of the centerline of Gallows Road, and noise levels between 65 and 70 dBA Ldn will impact the area between 100 and 315 feet of the centerline of Gallows Road.

It is appropriate for structures within areas exposed to noise in excess of 65 dBA Ldn to be constructed with appropriate building materials to insure that interior noise levels no higher than 45 dBA Ldn are achieved. This interior noise level would protect the occupants from sleep interference and speech, communication and activity disruption. These levels are based on the recommended levels cited in HUD's "Environmental Criteria" (24 CFR Part 51) and the Federal Interagency on Urban Noise publication, "Guidelines for Considering Noise in Land Use Planning and Control."

In order to achieve a maximum interior noise level of 45 dBA Ldn in all structures located within that area impacted by highway noise having levels between 70 dBA and 75 dBA Ldn, all structures within this impacted area should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) of at least 45, and
2. Doors and windows should have a laboratory sound transmission class (STC) of at least 37. If "windows" function as the walls, then they should have the STC specified for exterior walls.

In order to achieve a maximum interior noise level of 45 dBA Ldn in all structures located within that area impacted by highway noise having levels between 65 dBA and 70 dBA Ldn, all structures within this impacted area should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) of at least 39; and
2. Doors and windows should have a laboratory sound transmission class (STC) of at least 28. If "windows" function as the walls, then they should have the STC specified for exterior walls.

Adequate measures to seal and caulk between surface should be provided.

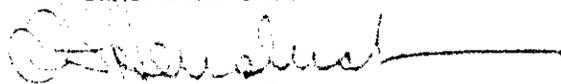
## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**DATE:** May 27, 1983

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

**FILE NO:** 

**SUBJECT:** Special Exception Application, SE-80-P-078-1, Fairfax Hospital Educational Conference Center, TM 59-2((1))1A, 1C, 1D, 1E & pt. 1B

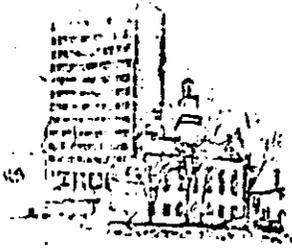
**REFERENCE:**

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

- 1) The proposed addition for the educational conference center will aggravate the existing parking problem. The proposed gravel parking, gravel drive and gravel storage do not conform to the requirement for a dustless surface.
- 2) Storm water detention will be required if existing storm sewer system is inadequate to handle the increase of storm water runoff.
- 3) Temporary trailers should not be used more than two years.

OSH:SS:ej

cc: Plan Control  
Office of Transportation



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

APPENDIX 7



AS

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030

September 24, 1980

Mr. Donald Popovich  
Patton, Harris, Rust & Guy  
10523 Main Street  
Fairfax, Virginia 22030

Re: Special Exception No. 80-P-078

Dear Mr. Popovich:

At a regular meeting of the Board of Supervisors held on September 22, 1980, the Board approved SE-80-P-078 in the name of the Fairfax Hospital Association, located as Tax Map 59-2 ((1)) 1D, 1E & part 1A for use as a Laundry Room Expansion pursuant to Section 3-104 & 3-2004 of the Fairfax County Zoning Ordinance, 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.

September 24, 1980

6. Under provisions of Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire without notice eighteen (18) months after the effective date of the exception unless construction has commenced or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

In addition, the Board of Supervisors requested that the transitional screening yard be permitted to be reduced to 25 feet along the northern boundary of the site.

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

Very truly yours,

*Nancy L. Dushkin*  
Deputy Clerk  
for Ethel Wilcox Register  
Clerk to the Board

EWR/mg

cc: Mr. Patteson  
Mr. Knowlton  
Mr. Covington  
✓ Mr. Sandhu



BOARD OF SUPERVISORS

Page 2

Should the Board need further information, please do not hesitate to contact me.

HH/js

cc: J. Hamilton Lambert, County Executive  
Planning Commission  
Verdia L. Haywood, Deputy County  
Executive for Human Services  
Denton Kent, Deputy County  
Executive for Planning and Development