



# FAIRFAX COUNTY

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

September 6, 2001

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Timothy S. Sampson  
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Special Exception Amendment SEA 80-P-078-11

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on August 6, 2001, the Board approved Special Exception Amendment Number SEA 80-P-078-11 in the name of Inova Health Care Services, located at 3300 Gallows Road, Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E for a medical care facility to permit building additions and site modifications, including relocation of the helipad, pursuant to Section 3-1204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which are in addition to, and replace and supercede all development conditions approved with SE 80-P-078 through SEA 80-P-078-9. Development conditions previously approved with SEA 80-P-078-10 are included in these conditions and are marked with asterisks.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception Amendment 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 Amendment is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised June 29, 2001 (the "SEA Plat") and these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- \*4. The existing trees located along the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be

the proposed traffic circle in the main hospital loop road will be modified from that shown on the SEA Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activities shall be replaced, as determined by the Urban Forester.

- \*5. No permit for demolition of the Gray Garage shall be issued prior to issuance of Non-Rup for the Phase I parking garage.
- \*6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering on Sheet 2 of the SEA Plat. Building materials and final design shall be compatible with those of the main hospital building.
7. Landscaping along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets L3, L4, L5 and L7 of the SEA Plat, subject to review and approval of the Urban Forestry Division and the Development Review Branch of DPZ.
8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I garage has been completed and issued a Non-RUP.
9. The proposed landscaping along the northern side of the site as shown on Sheets L3, L6 and L7 of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage, the Administration/Support Services Building and the Temporary 1-Story Modular Building. Such landscaping shall be supplemented with additional plants if a review by The Urban Forestry Division determines that additional plants are required to provide effective year-round screening of the hospital facilities from Bedford Village. Such supplemental plantings shall be consistent with plantings either proposed or existing along the remainder of this site boundary.
10. Concurrent with construction of the Emergency Department expansion, a painted pedestrian crosswalk shall be provided across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, if approved by VDOT.

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 Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, or unless

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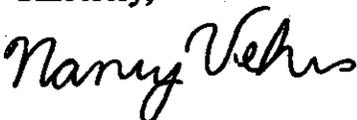
additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also approved:

- Reaffirmation of previously approved modification of the transitional screening requirement and waiver of the barrier requirements in favor of that shown on the SEA plat.
- Waiver of the trail requirement along Gallows Road in favor of a proposed eight-foot wide sidewalk, as shown in the SEA plat, and the existing five-foot wide sidewalk along the remainder of Gallows Road frontage.

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ds

cc: Chairman Katherine K. Hanley  
Supervisor Connolly, Providence District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator, DPZ  
John Crouch, Assistant Chief, Permit Plan Review Branch, DPZ  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Audrey Clark, Director, Building Plan Review Division, OBCS, DPWES  
Michelle Brickner, Director, Site Development Services, DPWES  
Kenny King, Proffer Administrator, Plans & Document Control, OSDS, DPWES  
Robert Moore, Transportation Planning Division, Dept of Transportation  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Department of Highways, VDOT  
Land Acquisition and Planning Division, Park Authority