



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**  
4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



February 26, 1991

Mr. Donald L. Harris  
Senior Vice President  
INOVA Health Systems  
8001 Braddock Road  
Springfield, Virginia 22151

Re: Special Exception Amendment  
Number SEA 84-C-076-3  
(Concurrent with RZ 87-C-042;  
PCA 85-C-091-2; and PCA 78-C-079)

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on January 28, 1991, the Board approved Special Exception Amendment Number SEA 84-C-076-3, in the name of Fairfax Hospital System, A Division of Inova Health Systems, located at Tax Map 45-2 ((1)) 25, 41, and 42 for a hospital and associated uses, heliport, and medical office buildings, pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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 Amendment 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. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.

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4. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-2 which shall remain in full force and effect.
5. The structure identified on the Generalized Development Plan and Special Exception Amendment Plat as proposed hospital administrative offices shall be constructed with a brick similar in color and size to that used in the existing hospital and medical office building.

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, eighteen (18) months after the approval date of the Special Exception Amendment 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 Amendment. 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 also:

- Modified the transitional screening yard requirements for all four applications along all boundaries in accordance with Section 13-104 of the Zoning Ordinance; and
- Modified the barrier requirement in accordance with the January 25, 1991 proffer statement.

The Board directed that staff give notification when the deed for the dedication of the 7.5 acres proffered to be dedicated to the park Authority pursuant to RZ 87-C-042 and PCA 85-C-091-2 is recorded and that it be done within 90 days. (The Board of Supervisors was informed that the deeds for the 7.5 acres of parkland and the 5.4 acres proffered pursuant to PCA 78-C-079 were recorded on February 11, 1991.)

February 26, 1991

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

Sincerely,



Viki L. Lester

Deputy Clerk to the Board of Supervisors

NV/ns

cc: Dena M. Siri, Real Estate Dvsn., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRD, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation  
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer, VDOT  
Land Acq. & Planning Dvsn., Park Authority  
Martin D. Walsh, Esquire

FAIRFAX HOSPITAL SYSTEM/FAIR OAKS SITE

RECORDS APPLICATION 17-C-042 SPECIAL EXCEPTION AGREEMENT 14-C-119 ZONING ORDINANCE AMENDMENT 14-C-042

Dewberry Davis

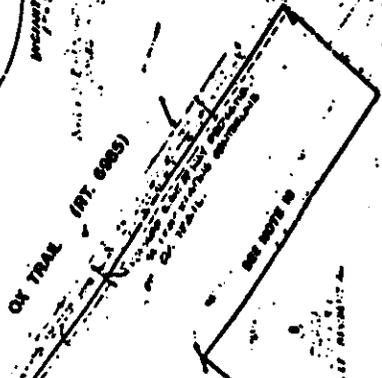
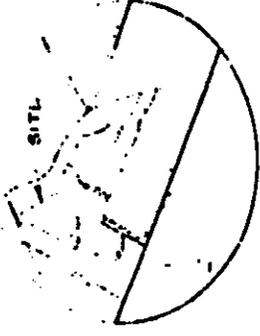


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