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FAIRFAX COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

April 20, 1995

David O. Hughes
Manager of Real Estate
Fairfax Hospital - INOVA Health System
3300 Gallows Road
Falls Church, Virginia 22046

RE: Special Exception Amendment
Number SEA 84-C-076-4

Dear Mr. Hughes:

At a regular meeting of the Board of Supervisors held on April 17, 1995, the Board approved twenty-four (24) months additional time to commence construction for Special Exception Amendment Number SEA 84-C-076-4 in the name of INOVA Hospitals until April 26, 1997.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

nv/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Dvs., OCP
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acqu. & Planning Dvs., Park Authority
Lynne J. Strobel , Walsh, Colucci, Stackhouse, Emrich & Lubeley

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VIRGINIA

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November 6, 1992

Lynn J. Strobel, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201

Re: Special Exception Amendment
Number SEA 84-C-076-4
(Concurrent with SE 92-Y-024
and PCA 85-C-091-3)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on October 26, 1992, the Board approved Special Exception Amendment Number SEA 84-C-076-4, in the name of INOVA Hospitals, located at Tax Map 45-2 ((1)) 25, 41 and 42 for medical care facilities to permit the addition of covered walkways between buildings on the site, additional parking, and other modifications and a reduction in land area pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supercede all previous 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 conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Plat, Fairfax Hospital Systems/Fair Oaks Site", prepared by Dewberry and Davis which is dated May 11, 1992 and revised to September 29, 1992.

4. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-3 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 as determined by the Department of Environmental Management (DEM).

6. Best Management Practices (BMP) facilities, such as, but not limited to, the proposed dry pond or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DEM. These measures may also include contribution to regional pond C-44 as determined by DEM in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of supervisors on July 27, 1992. In order to preserve as much as possible of the site in its natural state the applicant shall explore with DEM the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DEM.

7. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DEM. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies of 85%. The intent of these measures is to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DEM.

8. All existing trees within areas designated for tree preservation shall be preserved.

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.

Pursuant to 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 the use has been established or construction has commenced and been diligently prosecuted. 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 Amendment. 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 modified the transitional screening and barrier requirements along all boundaries in accordance with Section 13-104 as previously modified pursuant to the approval of PCA 85-C-091-2 and SEA 84-C-076-3.

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 of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035-5505.

Sincerely,

Nancy Vehrs

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Clerk to the Board of Supervisors

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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