



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



Office of Comprehensive Planning  
Zoning Evaluation Division  
4050 Legato Road, Suite 700  
Fairfax, Virginia 22033  
246-1290

September 9, 1991

Ms. Susan K. Yantis  
Dewberry & Davis  
8401 Arlington Boulevard  
Fairfax, Virginia 22031-4666

Re: Interpretation for Fair Oaks Hospital, PCA 85-C-091,  
RZ 87-C-042, SEA 84-C-076-3

Dear Ms. Yantis:

This is in response to your letter of August 9, 1991 requesting an interpretation of the Generalized Development Plan/Special Exception Amendment Plat (GDP/SEA Plat) proffered pursuant to PCA 85-C-091 and RZ 87-C-042 and approved pursuant to SEA 85-C-091-3. There are two questions which will be addressed separately below. This determination is based on the plan attached to your letter of August 9, 1991, entitled "Minor Deviations to The Special Exception Amendment Plat/Generalized Development Plan, Fair Oaks Hospital System/Fair Oaks Site", prepared by Dewberry & Davis and dated August 8, 1991. Copies of the above referenced letter and a reduction of the plan are attached.

The first question, as I understand it, is whether the location of the 3000 square foot administration building may be shifted so it is connected to the existing and adjacent hospital building as depicted on the August 8th plan. You state in your letter that the existing siamese connection on the hospital building will have to be relocated if the administration building is constructed in the location shown on the GDP/SEA Plat. You also note that the Fire Marshal has indicated that, due to existing constraints in the immediate area, it is preferable that the proposed administration building be connected to the hospital building to provide adequate access to the relocated fire hydrant. It is my determination that the proposed relocation of the administrative building is in substantial conformance with the GDP/SEA Plat.

The second question, as I understand it, is whether the construction of a proposed partially elevated covered walkway from the existing medical office building to the proposed second medical office building is in substantial conformance with the approved GDP/SEA Plat. It is my determination that the proposed covered walkway is not in conformance with the GDP/SEA Plat since it was not a feature shown on the GDP/SEA Plat. It is also noted that the plan attached to your letter shows an existing covered walkway between the hospital and the existing medical office building which is not shown on the GDP/SEA Plat. It is my further determination that this walkway is also not in conformance with the GDP/SEA Plat.

Ms. Susan Yantis  
Page 2

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact me or Greg Chase at (703) 246-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, OCP

BAB/GLC108

Attachments: A/S

cc: Martha V. Pennino, Supervisor, Centreville District  
David P. Bobzien, Planning Commissioner, Centreville District  
Jane W. Gwinn, Zoning Administrator  
Edward J. Jankiewicz, Director, Design Review Division, DEM  
Engineering Plans Review Section, Fire Prevention Division, Fire and Rescue  
Department  
Bonds and Agreements Branch, DRD, DEM  
File: PCA 85-C-091, RZ 87-C-042, SEA 84-C-076-3

# Dewberry & Davis

Architects  
Engineers  
Planners  
Surveyors

8401 Arlington Boulevard  
Fairfax, VA 22031-4666  
703 849-0100  
Fax 703 849-0118

August 9, 1991

Barbara A. Byron, Director  
Zoning Evaluation Division  
4050 Legato Road  
Fairfax, Virginia 22033

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

AUG 9 '1991'

RE: Fair Oaks Hospital  
PCA 85-C-091/SEA 84-C-076-3

ZONING EVALUATION DIVISION

Dear Ms. Byron:

May this letter serve as a request for your determination on the minor deviations that are represented on the attached copy of the plat entitled Minor Deviations to the Special Exception Amendment Plat/Generalized Development Plan and dated August 8, 1991. Also enclosed for your convenience are selected sheets from the site plan which has been submitted to the Department of Environmental Management. These site plan sheets have been annotated to reflect the proposed modifications. It is our judgment that these deviations are minor and that the resultant development will be in substantial conformance with the Special Exception Amendment Plat/Generalized Development Plan and proffers that were approved by the Board of Supervisors on January 28, 1991. Your concurrence with this position is requested and would be appreciated.

There are two minor deviations/issues which are represented on the plat and related site plan on which we seek your determination.

1. Hospital Administrative Offices

As a result of final engineering, there are several factors which suggest that the proposed 3,000 square foot hospital administrative office building shift approximately 13 feet to the north from its currently approved location in order to connect to the existing hospital building. The proposed hospital administrative office building was shown as a freestanding structure on the currently approved Special Exception Amendment Plat/Generalized Development Plan. This location requires the relocation of several existing utilities which are highlighted on the enclosed site plan.

Specifically, under the currently approved location for the administrative offices, our engineers have determined that an existing siamese connection located on the hospital building needs to be relocated as a freestanding connection. This is necessary to provide clear access between the siamese and a fire hydrant as required by the Fire Marshal and to provide a greater separation from the proposed administrative office building. The Fire Marshal has expressed a concern that the separation

proposed between the freestanding siamese connection and the administrative office building is not adequate to satisfy current fire code regulations. The Fire Marshal has indicated that it would be more preferable for fire safety if the proposed administrative office building was constructed compatible with or identical to the hospital construction and physically attached to the existing hospital. Other alternatives for relocation of the siamese are not feasible due to the existing constraints in the immediate area of the hospital site.

In addition to the siamese connection, an existing grease trap which collects grease from the cafeteria in the hospital would need to be relocated. Given the site limitations in the immediate area and need for ready access to the trap for clean out, it is difficult to find an acceptable new location for this facility. A shift in the location of the proposed administrative office building will eliminate the need for relocating the existing grease trap.

As you are aware, Development Condition #5 of SEA 84-C-076-3 stated that "...the proposed hospital administrative offices shall be constructed with brick similar in color and size to that used in the existing hospital and medical office building..." Based on these minor engineering considerations and the development condition, our client would like to construct the hospital administrative office building as an extension to the existing hospital as shown on the attached plat and site plan. The hospital administrative office building would not exceed the maximum gross floor area of 3,000 square feet and 15 foot height limitation as represented on the approved Special Exception Amendment Plat/Generalized Development Plan. Therefore, it is our judgment that the proposed location will be in substantial conformance with the Special Exception Amendment Plat/Generalized Development Plan.

## 2. Proposed Covered Walkway

Fair Oaks Hospital would like to provide a partially elevated covered walkway from the existing Medical Office Building to the proposed second Medical Office Building as shown on the attached plat and site plan. This walkway will enable pedestrian/wheelchair access from the second floor of the proposed second Medical Office Building to the lobby of Medical Office Building 1 as well as to the hospital via the existing covered walkway. This link is vital to the daily activities of the campus given the extent of outpatient services provided and their relation to the hospital. A copy of an elevation and plan view which illustrates the proposed covered walkway is attached for your review as Sheet 4. The proposed landscaping as shown on the approved Special Exception Amendment Plat/Generalized Development Plan will be provided as well as additional foundation plantings along the walkway as represented on the enclosed plans. Given

Fair Oaks Hospital  
PCA 85-C-091/SEA 84-C-076-3

Page Three

that the proposed walkway is located between the two medical office buildings and is over 500 feet from the nearest property line there will be no impact to nearby properties.

Your favorable consideration of this request would be appreciated. Should you have any questions or the need for elaboration, please feel free to give me a call on 849-0516.

Sincerely,

Diane Newcombe

Susan K. Yantis  
Project Manager

SKY:dln309

cc: Peter Braham,  
David Hughes  
Steve Montgomery  
Bill McKee



8001 Braddock Road  
Springfield, Virginia 22151  
703 321-4200

April 16, 1991

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

APR 22 1991

Lewis A. Carroll, Jr.  
Bonnye B. Carroll  
3806 Rugby Road  
Fairfax, Virginia 22033

ZONING EVALUATION DIVISION

Re: Fair Oaks Hospital Expansion Plan (Fairfax County No. 3624-SP-04)  
Notification of Plan Submission

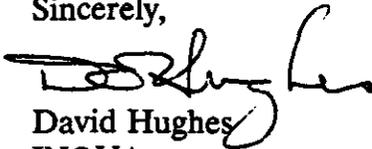
Dear Mr. and Mrs. Carroll:

Pursuant to your request, you are hereby notified that the site plan for the Hospital expansion was submitted to Fairfax County Department of Environmental Management on April 8, 1991. This plan, may be reviewed at the Plan Control Section, Fairfax Building, 4050 Legato Road, Fairfax, Virginia 22033, (246-1700).

This notification is made in fulfillment of the above-referenced proffer condition and is in addition to the standard site plan notice which will be sent to you by certified mail as required by Section 17-106 of the Fairfax County Zoning Ordinance.

Questions regarding the site plan should be directed to Steven A. Montgomery, Dewberry & Davis at 849-0162.

Sincerely,

  
David Hughes  
INOVA

cc: Peter Braham, Zoning Evaluation Division, Fairfax County,  
Office of Comprehensive Planning  
Michelle Brickner, Fairfax County Department of Environmental  
Management  
Dan Williams, Dewberry & Davis  
Steven A. Montgomery



8001 Braddock Road  
Springfield, Virginia 22151  
703 321-4200

April 16, 1991

Navy Vale Community League  
Hettie Hearvey, President  
12003 Saint Helena Drive  
Oakton, Virginia 22124

Re: Fair Oaks Hospital Expansion Plan (Fairfax County No. 3624-SP-04)  
Notification of Plan Submission

Dear Ms. Harvey:

Pursuant to Proffer No. 16 of the Fairfax Hospital System expansion (Fairfax County Rezoning No. 87-C-042 and Proffer Condition Amendment 85-C-091-2, you are hereby notified that the site plan for the Hospital expansion was submitted to Fairfax County Department of Environmental Management on April 8, 1991. This plan may be reviewed at the Plan Control Section, Fairfax Building, 4050 Legato Road, Fairfax, Virginia 22033, (246-1700).

This notification is made in fulfillment of the above-referenced proffer condition and is in addition to the standard site plan notice which will be sent to you by certified mail as required by Section 17-106 of the Fairfax County Zoning Ordinance.

Questions regarding the site plan should be directed to Steven A. Montgomery, Dewberry & Davis at 849-0162.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David Hughes', written over a horizontal line.

David Hughes  
INOVA Health Systems

cc: Peter Braham, Zoning Evaluation Division, Fairfax County,  
Office of Comprehensive Planning  
Michelle Brickner, Fairfax County Department of Environmental  
Management  
Dan Williams, Dewberry & Davis  
Steven A. Montgomery, Dewberry & Davis



8001 Braddock Road  
Springfield, Virginia 22151  
703 321-4200

April 16, 1991

Fair Oaks Estates Homeowners Association  
Robert Milne, President  
12409 Alexander Cornell Drive  
Fairfax, Virginia 22033

Re: Fair Oaks Hospital Expansion Plan (Fairfax County No. 3624-SP-04)  
Notification of Plan Submission

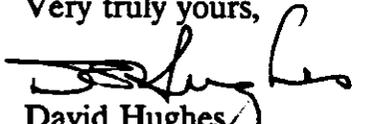
Dear Mr. Milne:

Pursuant to Proffer No. 16 of the Fairfax Hospital System expansion (Fairfax County Rezoning No. 87-C-042 and Proffer Condition Amendment 85-C-091-2, you are hereby notified that the site plan for the Hospital expansion was submitted to Fairfax County Department of Environmental Management on April 8, 1991. This plan may be reviewed at the Plan Control Section, Fairfax Building, 4050 Legato Road, Fairfax, Virginia 22033, (246-1700).

This notification is made in fulfillment of the above-referenced proffer condition and is in addition to the standard site plan notice which will be sent to you by certified mail as required by Section 17-106 of the Fairfax County Zoning Ordinance.

Questions regarding the site plan should be directed to Steven A. Montgomery, Dewberry & Davis at 849-0162.

Very truly yours,

  
David Hughes  
INOVA Health Systems

cc: ~~Peter~~ **Braham**, Zoning Evaluation Division, Fairfax County,  
Office of Comprehensive Planning  
Michelle Brickner, Fairfax County Department of Environmental  
Management  
Dan Williams, Dewberry & Davis  
Steven A. Montgomery, Dewberry & Davis