



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

February 29, 2012

Timothy B. Sampson  
Walsh, Colucci, Lubeley, Emrich &  
Walsh, P.C.  
2200 Clarendon Blvd, 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Special Exception Amendment Application SEA 80-P-078-16  
(Concurrent with Proffered Condition Amendment Application PCA 2008-PR-009)

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on February 28, 2012, the Board approved Special Exception Amendment Application SEA 80-P-078-16 in the name of Inova Health Care Services. The subject property is located at 3300-3312 Gallows Road and 3300-3340 Woodburn Road on approximately 65.46 acres of land zoned C-3 in the Providence District [Tax Map 49-3 ((1)) 136C and 136C1; 59-2 ((1)) 1A1, 1B1 and 1C1]. The Board's action amends Special Exception Application SE 80-P-078 previously approved for a medical care facility and increase in building height to permit building addition and associated modifications to the site design and development conditions pursuant to Sections 4-304, 9-308 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (\*):

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 the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "INOVA Fairfax Hospital Campus Generalized Development Plan/ Special Exception Amendment Plat PCA 2008-PR-009/ SEA 80-P-078-16", prepared by Dewberry and Davis LLC dated April 18, 2011, as revised through December 5, 2011. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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**Office of the Clerk to the Board of Supervisors**  
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Fairfax, Virginia 22035

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4. A copy of this Special Exception Amendment and the Non Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.\*
5. The height of the Women's Hospital & Patient Tower (WHPT) building shall not exceed a maximum height of 165 feet as shown on the GDP/ SEA Plat.\*
6. A nonresidential use permit shall not be issued for the WHPT building unless parking and loading is provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES, including any reductions or modifications that may be approved.\*

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 accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. 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:**

- Reaffirmed a modification of transitional screening and a waiver of the barrier requirements, in favor of that shown on the Generalized Development Plan/Special Exception Amendment plat.

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Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Lynda Smyth, Providence District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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