

## **PROPOSED DEVELOPMENT CONDITIONS**

### **SE 2012-HM-008**

**July 24, 2012**

If it is the intent of the Board of Supervisors to approve SE 2012-HM-008 located at 1800 Cameron Glen Drive (Tax Map 17-1 ((1)) 14E pt.) for use as a temporary helistop pursuant to Sect. 6-302 and 9-401 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception 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 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 shall be in substantial conformance with the approved Special Exception Plat entitled "Northern County Government Center Inova Health Services," prepared by Urban, Ltd. and dated July 24 2012, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Use of the temporary helistop shall be restricted to emergency medical and governmental purposes subject to applicable State and Federal agency approvals.
5. No maintenance or repair work shall be performed on helicopters anywhere on the Property, except repairs or maintenance deemed immediately necessary for the purposes of flight safety.
6. A minimum of four emergency responders shall be located at the four quadrants of the helicopter landing area prior to, during, and after helicopter landing and take-off. At no time during the use of the site shall the helicopter landing be unsecured without emergency personnel on-site to maintain security and control of the landing area.
7. Prior to the issuance of a Non-Residential Use Permit, the applicant shall submit a revised parking tabulation to the Zoning Administrator to demonstrate that sufficient parking exists at 1800 Cameron Glen Drive to serve the existing and proposed uses.
8. The use of this temporary helistop by Reston Hospital Center shall cease thirty (30) days from the issuance of the Non-Residential Use Permit for the permanent helistop at Reston Hospital Center, unless an extension of time not to exceed 12 months is granted by the Zoning Administrator.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 (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. 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.