



# County of Fairfax, Virginia

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

August 1, 2012

Ben I. Wales  
Cooley LLP  
11951 Freedom Drive  
Reston, VA 20190

Re: Special Exception Application SE 2012-HM-008

Dear Mr. Wales:

At a regular meeting of the Board of Supervisors held on July 31, 2012, the Board approved Special Exception Application SE 2012-HM-008 in the name of Reston Hospital Center, LLC and Inova Health System Services. The subject property is located at 1800 Cameron Glen Drive on approximately 3,744 square feet of land, zoned PRC in the Hunter Mill District [Tax Map 17-1 ((1)) 14E pt.]. The Board's action permits a temporary helistop, pursuant to Section 6-304 of the Fairfax County Zoning Ordinance, 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.

**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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.

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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.

**The Board also:**

- Modified a Category 4 Special Exception standard contained in Paragraph 5, Section 9-404 of the Zoning Ordinance requiring a 200-foot setback for the helistop along the south and west property lines.

- Modified Category 4 Special Exception standard contained in Paragraph 7, Section 9-404 of the Zoning Ordinance requiring a minimum six-foot high fence.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

Amended



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2012-HM-008

*Name Change Only*

(Staff will assign)  
**RECEIVED**  
Department of Planning & Zoning

JUN 05 2012

**APPLICATION FOR A SPECIAL EXCEPTION** Zoning Evaluation Division  
(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> RESTON HOSPITAL CENTER, LLC & INOVA HEALTH SYSTEM SERVICES
	<b>MAILING ADDRESS</b> ONE PARK PLAZA, NASHVILLE, TN 27203 & 8110 GATEHOUSE ROAD, SUITE 200, EAST TOWER FALLS CHURCH, VA 22042
	<b>PHONE HOME</b> ( ) <b>WORK</b> ( )
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 1800 CAMERON GLEN DRIVE, RESTON, VA 20190
	<b>TAX MAP NO.</b> 0171 01 0014E (part) <b>SIZE (ACRES/SQ FT)</b> 3,744 SF
	<b>ZONING DISTRICT</b> PRC <b>MAGISTERIAL DISTRICT</b> Hunter Mill
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> SECTION 6-304 - SPECIAL EXCEPTION USES (SECTION 6-302(D)(5)(b))
	<b>PROPOSED USE</b> TEMPORARY HELISTOP
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> BEN I. WALES, AICP - COOLEY LLP
	<b>MAILING ADDRESS</b> 11950 FREEDOM DRIVE, RESTON, VA 20190
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 456 8609
	<b>PHONE MOBILE</b> ( )
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.	
BEN I. WALES	<i>Ben Wales</i>
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>

6/6/12 KGS

DO NOT WRITE IN THIS SPACE

Date Application accepted: 6/5/12 Application Fee Paid: \$ N/A

*Virginia Ruffner*