



County of Fairfax, Virginia

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

September 11, 2013

Timothy Sampson
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 94-V-010

Dear Mr. Sampson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 10, 2013, approving Proffered Condition Amendment Application PCA 94-V-010 in the name of Inova Health Care Services. The Board's action amends the proffers for Rezoning Application RZ 94-V-010, previously approved for a medical care facility (hospital) with a child care center with overall Floor Area Ratio (FAR) of 0.62 to permit modifications of approved proffers associated with the child care center. The subject property is located in the N.E. quadrant of the intersection of Holland Road and Hinson Farm Road on approximately 26.37 acres of land zoned C-3 [Tax Map 102-1 ((1)) 4 pt.], in the Mount Vernon District and is subject to the proffers dated June 25, 2013.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting 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
Lee Ann Pender, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 10th day of September, 2013, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 94-V-010**

WHEREAS, Inova Health Care Services, filed in the proper form an application to amend the proffers for RZ 94-V-010 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 10th day of September, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors

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INOVA MOUNT VERNON HOSPITAL

PROFFERS

PCA 94-V-010

June 25, 2013

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), INOVA HEALTH CARE SERVICES ("Inova"), for themselves, the property owners and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffers that the development of the parcel identified as 2013 Fairfax County tax map parcel 102-1 ((1)) 4 part (the "Application Property") shall be in substantial conformance with the following condition:

1. Uses of the Mount Vernon Hospital portion of the larger complex that includes the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center Mental Health Facility, shall be limited to medical care facilities and related uses, a helistop for medical emergency transport, medical offices and a child care center limited to a maximum attendance of 100 children at any one time. Preference on the waiting list for the child care center shall be given to children of parents who work on the Application Property.

[SIGNATURE PAGES TO FOLLOW]

APPLICANT/LESSEE ("TITLE OWNER" BY VIRTUE
OF A GROUND LEASE IN EXCESS OF 30 YEARS) OF
TAX MAP 102-1 ((1)) 4 PT.

INOVA HEALTH CARE SERVICES

By: Inova Health System Foundation, its Sole Member



By: Richard C. Magenheimer
Its: Chief Financial Officer

[SIGNATURES CONTINUE]

TITLE OWNER/GROUND LESSOR OF TAX MAP
102-1 ((1)) 4 PT.

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: Edward L Long, Jr.
Name: Edward L. Long, Jr.
Its: County Executive

[SIGNATURES END]





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: PCA 94-V-010

(Assigned by staff)

RECEIVED
Department of Planning & Zoning

APR 02 2013

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Inova Health Care Services, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the C-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP () FDP () CDPA () FDPA ()

LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

102-1	01		4 (Part)	26.37 acres (Hospital)
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

2501 Parkers Lane, Alexandria, Virginia 22306

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West of Parkers Lane, North of Hinson Farm Road, East of Holland Road

PRESENT USE: Medical Care Facilities and Related Uses **PROPOSED USE:** Medical Care Facilities and Related Uses

MAGISTERIAL DISTRICT: Mt. Vernon **OVERLAY DISTRICT (S):** n/a

The name(s) and address(s) of owner(s) of record shall 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 representative on official business to enter on the subject property as necessary to process the application.

Timothy S. Sampson, attorney/agent

Type or Print Name

2200 Clarendon Blvd., 13th Fl., Arlington, VA 22201

Address

Timothy S. Sampson
 Signature of Applicant or Agent

(Work) 703-528-4700 (Mobile) 703-618-4135

Telephone Number

Please provide name and telephone number of contact if different from above:

PCA 2013-0088

DO NOT WRITE BELOW THIS SPACE

Date application accepted: May 1, 2013 *Virginia Ruffin* Fee Paid \$13,640.00

MAC
 5/1/13

April 22, 2013

**DESCRIPTION
PART OF THE PROPERTY OF
THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

**MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point marking the point of curve at the northeasterly intersection of Hinson Farm Road (Route 3600) and Holland Road (Route 3500) and with a curve to the right, whose radius is 42.00 feet and whose chord is N32°51'32"W, 59.40 feet, an arc distance of 65.97 feet to a point of tangent on the southeasterly line of Holland Road; thence with the southeasterly line of Holland Road N12°08'28"E, 1130.00 feet to a point marking the zoning line as shown on Special Exception Amendment Plat SEA 82-V-0125; thence departing Holland Road and with the zoning line S77°51'32"E, 446.08 and N60°28'38"E, 268.50 feet to a point on the southwesterly line of Parkers Lane (Route 628); thence with the southwesterly line of Parkers Lane S29°31'22"E, 855.00 to a point of curve marking the intersection of Parkers Lane and the aforementioned Hinson Farm Road; thence departing Parkers Lane with a curve to the right whose radius is 42.00 feet and whose chord is S13°27'58"E, 57.28 feet, an arc distance of 63.03 feet to a point of tangent on the northwesterly line of Hinson Farm Road; thence with the northwesterly line of Hinson Farm Road S56°27'18"W, 759.69 feet; with a curve to the right, whose radius is 368.00 feet and whose chord is S79°17'53"W, 285.72 feet, an arc distance of 293.43 and N77°51'32"W, 377.69 to the point of beginning, containing 26.37 acres of land.

All being part of the property acquired by the Board of Supervisors of Fairfax County, Virginia as recorded in Deed Book 3251 at Page 590 and more particularly described on a plat hereto attached and made a part hereof.



P:\SURVEYS\DESCRIPTIONS\2013\MT VERNON HOSPITAL.doc

RECEIVED
Department of Planning & Zoning
APR 22 2013
Zoning Evaluation Division

