



County of Fairfax, Virginia

**2014 Planning
Commission**

January 13, 2014

Peter F. Murphy, Jr.
Chairman
Springfield District

Timothy S. Sampson, Esquire
Walsh, Colucci, Lubeley, Emrich, & Walsh PC
2200 Clarendon Blvd., 13th Floor
Arlington, Virginia 22201-3359

Frank de la Fe
Vice Chairman
Hunter Mill District

**RE: CSP 2009-MV-023 – Inova Health Care Services
Mount Vernon District**

Janet R. Hall
Secretary
Mason District

Dear Mr. Sampson:

James R. Hart
Parliamentarian
At-Large

This will serve as your record of the Planning Commission's action on CSP 2009-MV-023, an application by Inova Health Care Services, in the Mount Vernon District.

Jay Donahue
Dranesville District

On Thursday, January 9, 2014, the Planning Commission voted unanimously (12-0) to approve CSP 2009-MV-023, subject to the development conditions dated January 6, 2014, as attached.

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you have any questions or require any additional information, please do not hesitate to contact me.

Ellen "Nell" Hurley
Braddock District

Sincerely,

John L. Litzenger
Sully District

Jill G. Cooper, AICP
Executive Director

Kenneth A. Lawrence
Providence District

James T. Migliaccio
Lee District

Timothy J. Sargeant
At-Large

Attachments (a/s)

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Commissioner, Mount Vernon District
Megan Duca, Staff Coordinator, ZED, DPZ
January 9, 2014 Date File

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

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Planning Commission Meeting
January 9, 2014
Verbatim Excerpt

CSP 2009-MV-023 – INOVA HEALTH CARE SERVICES

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Flanagan.

Commissioner Flanagan: Yes, I think that all of the concerns that I had are taken care of, Mr. Chairman. So I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2009-MV-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 6, 2014, which were distributed to you Commissioners tonight.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Discussion? All those in favor of the motion to approve CSP 2009-MV-023, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 12-0.)

JLC

Development Conditions

CSP-2009-MV-023

January 6, 2014

With the approval of CSP 2009-MV-023 for a Comprehensive Sign Plan located at Tax Maps 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, the Planning Commission conditioned the approval by requiring conformance with the following development conditions.

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSP prepared by Service Neon Signs Inc, dated November 12, 2013 and titled "Inova Healthplex – Lorton Comprehensive Sign Plan," as qualified by these development conditions. In addition, signs allowed by Sect. 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. All freestanding signs shall be located in conformance with Section 2-505 of the Zoning Ordinance.
4. Prior to the issuance of any sign permits pursuant to this CSP, the applicant shall remove any signs prohibited by the Zoning Ordinance that are not shown on the CSP. The applicant shall also relocate Sign A to ensure that it does not conflict with sight distance requirements.
5. Signage may be permitted in accordance with Section 12-103 (2)(Q) of the Zoning Ordinance without an amendment to the CSP. However, any existing off-site signs that do not meet the size requirements of the Zoning Ordinance shall be replaced or removed prior to additional signage being permitted on the site.
6. Lighting associated with all signs shall conform to Article 14 of the Fairfax County Zoning Ordinance.
7. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP.
8. All landscaping within 35 feet of any freestanding sign shall be properly maintained following acceptable industry standards for pruning to retain the natural shape and form for each tree and shrub. Maintenance shall be carried

out on a regular and continuous basis to prevent overgrowth from obscuring the visibility of each sign. Trees and shrubs shown to be retained or proposed on the landscape plan submitted pursuant to Proffer 24.A associated with RZ 2009-M-023 shall not be disturbed.

9. Permanent type signs and support structures with concrete footers shall not be placed within Fairfax Water easements. Any proposed sign work within existing water main easements shall require review and approval from Fairfax Water prior to sign permit issuance and/or ground disturbance.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign Permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and sign plan shall not be valid until this has been accomplished.