

PROPOSED DEVELOPMENT CONDITIONS

SE 2004-PR-019

October 7, 2004

If it is the intent of the Board of Supervisors to approve SE 2004-PR-019 located at Tax Map 39-1 ((6)) 69A pt. (8229 Boone Boulevard) to add a drive-in bank to the existing office building pursuant to Sect. 4-304 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 combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) entitled Mercantile Potomac Bank, prepared by Bohler Engineering and dated December 23, 2003 as revised through September 13, 2004, 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. Both lanes of the drive-in window shall be open at all times the drive-in window is in operation.
5. All lighting on the site shall conform with the requirements of Part 9, Outdoor Lighting, of Article 14, Performance Standards.
6. Directional signage shall be installed as shown on the GDP/SE Plat to direct vehicles to the drive-in lanes and to prohibit turns as shown on the plan.
7. The pedestrian pathway located in the northern side of the application property shall be relocated to be on the adjacent traffic island. The fire hydrant shall be relocated as directed by the Director, Department of Public Works and Environmental Services.

8. The existing tree preservation located west of the parking area behind the building at 8229 Boone Boulevard shall be retained; clearing and grading shall not occur within the tree preservation area. Tree protection fencing, four foot high, orange plastic fence attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be installed along the interior edge of the curb along the eastern edge of this tree preservation area. The tree protection fencing shall be installed prior to the initiation of construction activities on the property. The tree protection area shall not be used for the storage of any construction materials or vehicles.

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.