PROPOSED DEVELOPMENT CONDITIONS

SEA 82-P-032-4

February 24, 2005

If it is the intent of the Board of Supervisors to approve SEA 82-P-032-4 located at 2900 Nutley Street (Tax Map 48-1 ((1)) 90, 91B, 96, 97, 100A; 48-1 ((6)) 7A, 8B; 48-2 ((1)) 1, 4, 4A; 48-2 ((24)) 38A; 48-3 ((4)) 28) to permit a bus ticket facility and site modifications pursuant to Section 3-104 and 6-105 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions shall be in addition to the previously approved development conditions for SEA 82-P-032-2 and SEA 82-P-032-3 which shall remain in full force and effect.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.

3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

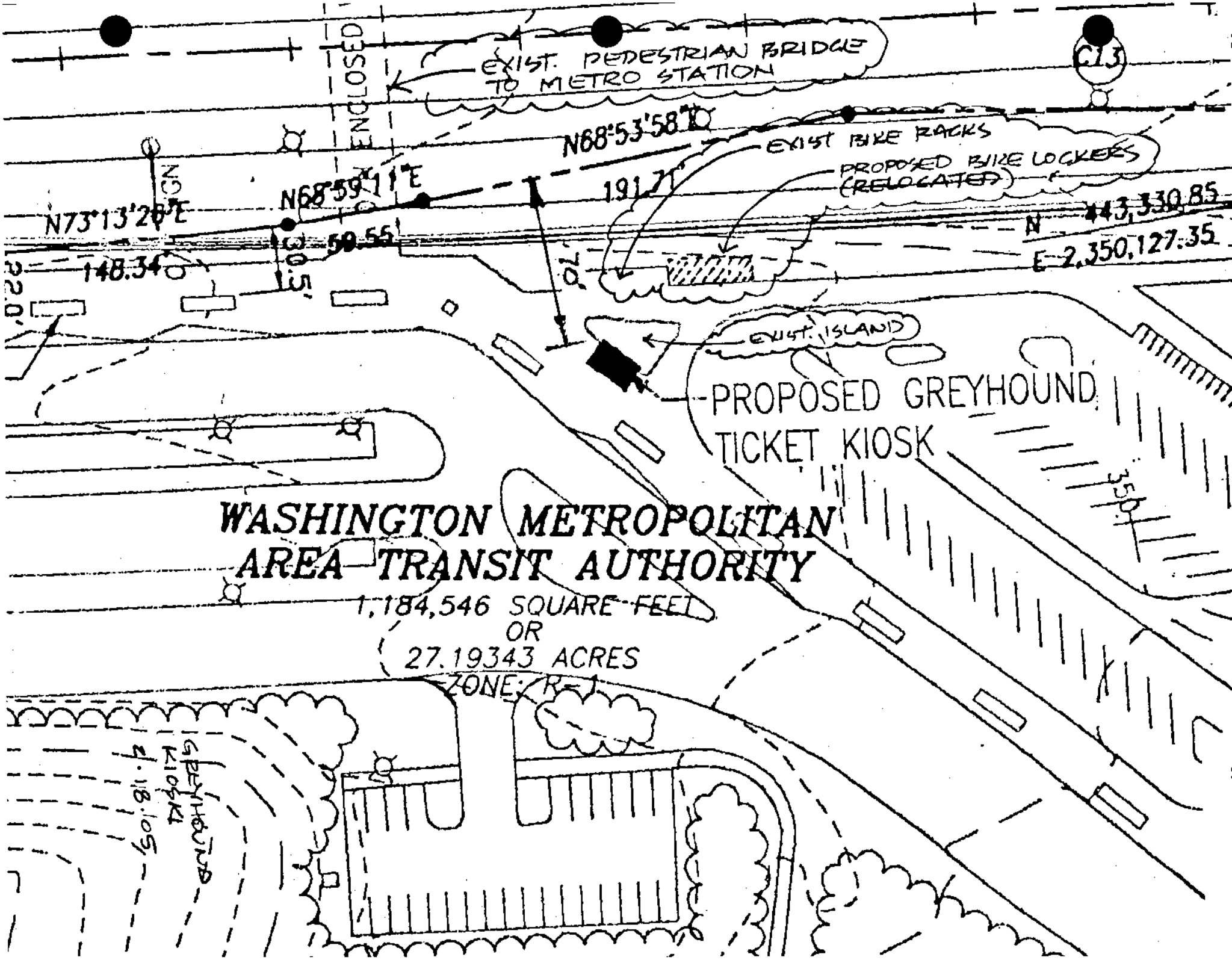
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved SE Plat entitled "Ticket Kiosk for Greyhound Lines Incorporated, Vienna, VA," prepared by Rawlings, Wilson and Associates, as received by the Department of Planning and Zoning on November 18, 2004, consisting of 2 sheets, dated August 17, 2001. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

5. If required as a result of modifications to the circulation system on the metro station site, or to ensure adequate pedestrian circulation, the building labeled Proposed Greyhound Ticket Kiosk on the SE Plat may be relocated to accommodate the changes without approval of a Special Exception Amendment provided that such relocation is determined to be in substantial conformance with the SEA Plat. If relocated, the building shall continue to comply with all applicable bulk regulations and all other applicable regulations of the Zoning Ordinance. The applicant shall be responsible for any costs incurred in order to move the kiosk.

6. The existing bike lockers currently located where the Ticket Kiosk is to be placed shall be relocated on-site, as depicted on the sketch submitted by the applicant and attached to these development conditions as Attachment 1. The bike lockers may be moved to an alternate on-site location to that shown on Attachment 1 subject to the approval of the Zoning Evaluation Division of the Department of Planning and Zoning.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, 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 Amendment. 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.


EXIST. PEDESTRIAN BRIDGE TO METRO STATION
ENCLOSED
C13
N68°53'58"E
EXIST BIKE RACKS
PROPOSED BIKE LOCKERS (RELOCATED)
N68°59'11"E
191.71'
N73°13'28"E
148.34'
30.5'
59.55'
70'
N 443,330.85
E 2,350,127.35
EXIST. ISLAND
PROPOSED GREYHOUND TICKET KIOSK
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
1,184,546 SQUARE FEET
OR
27.19343 ACRES
ZONE: R-1
GREYHOUND KIOSK
2.18.05