

APPROVED DEVELOPMENT CONDITIONS

SEA 84-L-013

March 24, 2004

If it is the intent of the Board of Supervisors to approve SEA 84-L-013, located at 7205 Old Keene Mill Road (Tax Map 90-1 ((1)) 51) to amend SE 84-L-013, previously approved for a public benefit association, to allow a building addition and site modifications pursuant to Sect. 3-304 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 incorporate and supersede all previous development conditions. Previously approved conditions or those slightly modified are marked with an asterisk (*).

- *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 this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit 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 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 Generalized Development Plan/ Special Exception Amendment plat **entitled Echo, Inc. Generalized Development Plan/ Special Exception Amendment Plat and prepared by Walter L. Phillips, Inc. dated June 27, 2003 and revised through March 11, 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.
5. Parking shall be provided on-site as shown on the GDP/SEA Plat.
6. Stormwater management and BMPs shall be provided on-site with expansion of the existing dry pond as shown on the GDP/SEA Plat.
7. Any new outdoor lighting fixtures shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
8. Irrespective of that shown on the GDP/SEA Plat, the proposed 4 foot wide sidewalk depicted along the southern portion of the building shall be extended to provide access along the length of the western side of the building.
9. Reflective markers a minimum of 18 inches in length shall be mounted on the vehicular gates at both site entrances.

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 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 Sect. 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.