

DEVELOPMENT CONDITIONS

SEA 94-M-067

April 13, 2005

If it is the intent of the Board of Supervisors to approve SEA 94-M-067 located at Tax Map 71-1 ((4)) H1 and X (4206 Daniels Avenue) to amend SE 94-M-067 previously approved for use as a private club pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance to permit building addition, site modifications, and waivers and modifications in a CRD, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous development conditions for this location. Conditions which are substantively the same and which have been carried forward from the previous application are indicated 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 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 Special Exception Amendment Plat entitled American Legion Post 1976, prepared by Rinker Design Associates, P.C. and dated July 12, 2004 as revised through April 12, 2005, 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. Membership: The maximum number of members shall be 72.
5. Hours of Operation: The hours of operation shall be limited to the following:
10:00 AM to Midnight, Sunday-Friday
10:00 AM to 10:00 PM, Saturday
6. Outdoor Lighting: All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
7. Tree Transplantation: Prior to site plan approval, a transplanting plan (for the trees and shrubs to be relocated as shown on the SEA Plat) shall be submitted for review and approval by Urban Forest Management and implemented as approved. The plan shall be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. Depending upon site constraints, the plan shall

address one or all of the following items, as determined by Urban Forest Management:

- the species and sizes to be transplanted;
 - the existing locations of the trees;
 - the proposed final locations of the trees;
 - the proposed time of year when the trees will be moved;
 - the transplant methods to be used, including tree spade size if applicable;
 - details regarding after-transplant care, including mulching and watering, and, if necessary, support measures such as cabling, guying or staking;
 - details regarding equipment to be used to transport plant materials, and the routing of such equipment.
8. Signs: All new and existing signs on the site shall conform to the requirements of Article 12, Signs, of the Fairfax County Zoning Ordinance.
9. Stormwater Management and Best Management Practices: Stormwater management and best management practices shall be provided in the existing approved sand filter and underground detention system as described on the SEA Plat, if it is demonstrated that the existing facility can accommodate the new run-off created with this addition, in accordance with the requirements of the Public Facilities Manual and subject to the approval of the Department of Public Works and Environmental Services (DPWES). Otherwise, the facility must be modified as recommended by DPWES.
10. Sidewalk: Prior to site plan approval, the sidewalk along Maple Place, plus one foot behind the sidewalk, shall be dedicated.
11. Architecture: The new ±3,867 square foot addition shall be constructed utilizing building materials, colors, and architecture consistent with the existing structure. Any documentation or additional materials that DPWES requires to make such a determination shall be provided by the Applicant with submittal of any building permit.
- *12. Floor Area Ratio/Building Height: The maximum FAR shall be 0.28. The maximum building height shall be 25 feet.
- *13. Streetscape Lighting: Acorn-style lights shall be provided consistent with the Annandale Streetscape Design Guidelines and as approved by DPWES.

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

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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.