

## PROPOSED DEVELOPMENT CONDITIONS

SE 01-D-050

March 21, 2002

If it is the intent of the Board of Supervisors to approve SE 01-D-050 located at 6913 Old Dominion Drive (Tax Map Number 30-2 ((7)) (11) 6, 7, 8) to allow an office in the R-District pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance and a waiver of the Commercial Revitalization standards with regard to the required side yard on the northern property line pursuant to the provisions of Sect. 9-622, 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.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. 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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in substantial conformance with the approved Special Exception plat **entitled Special Exception Plat, Lots 6, 7, & 8, Block 11, West McLean and prepared by Runyon, Dudley, Anderson Associates, Inc. which is dated May 21, 1991** and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. This Special Exception shall expire five (5) years from the date of approval by the Board of Supervisors. However, additional two (2) year extensions of the Special Exception may be granted administratively by the Zoning Administrator until such time as consolidation and redevelopment occurs in conformance with the Comprehensive Plan, as may be amended.
5. The hours of operation shall be limited to no earlier than 8:00 a.m. and no later than 6:00 p.m., Monday through Saturday, except that overtime may be permitted provided that there are no patrons on the site outside of the permitted hours of operation.
6. The number of employees on the site at any time shall not exceed five (5).
7. There shall be a maximum of thirty (30) persons visiting the site per week.

8. There shall be no reduction permitted in the landscaping and screening provided on the site currently. Any trees or plantings shall be replaced immediately if they should become no longer viable, as determined by the Urban Forester, with the exception of the 16-inch pine tree that was previously removed.
9. The existing structure shall not be modified in any manner that is inconsistent with the appearance of a residential dwelling.

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 Sect. 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, three (3) months after the date of approval unless a new non-RUP is issued. 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.