

## DEVELOPMENT CONDITIONS

### SEA 78-V-115

January 9, 2006

If it is the intent of the Board of Supervisors to approve SEA 78-V-115 located at 1212 I Street Tax Map 93-2 ((8)) (38) 30-32 to amend SE 78-V-115 previously approved for a residential structure in a floodplain to permit construction of an accessory structure and deletion of development conditions pursuant to Sect. 2-904 of the Fairfax County Zoning Ordinance, 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. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception plat entitled **The LoGrande Residence, 1212 I Street, Alexandria, Virginia 22307 – Construction Documents Permit Package**, and dated August 3, 2004 revised through August 6, 2004. In addition, the proposed dwelling shall be in substantial conformance with the elevation drawings provided to staff, except where further noted in these conditions.
4. A Hold Harmless agreement shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a floodplain area, prior to approval of a building permit.
5. The dwelling shall not exceed a maximum building height of 35 feet, as measured by the Zoning Ordinance regulations.
6. The elevation of the lowest floor of the dwelling shall be 10.9 feet, National Geodetic Vertical Datum of 1929 (NGVD '29), or greater, which is above the 100-year floodplain water level and is also the elevation of the current floor.
7. All trees and other indigenous vegetation shall be preserved and maintained on the site during the construction process to the maximum extent feasible, as determined by Urban Forest Management.
8. No more land shall be disturbed than is necessary to provide for the construction of the garage, as determined by DPWES.

9. The US Army Corps of Engineers shall be consulted in writing prior to the submission of a grading plan to determine whether or not any action is required to ensure compliance with § 404 of the Clean Water Act. Any required actions shall be completed prior to grading the site.
10. As-built floor elevations for the residence shall be submitted in accordance with Section 3107.12.1 of the Virginia Uniform Statewide Building Code (VUSBC 2000) on a standard FEMA Elevation Certificate prior to approval of the framing inspection.
11. All construction shall be in conformance with the Flood-Resistant Construction Standards of the Virginia Uniform Statewide Building Code (VUSBC 2000). A statement certifying all floodproofing proposed, and indicating its compliance with all County, State, and Federal requirements, shall be provided with the Building Permit application. This certification shall be signed, sealed, indicate the address of the certifying professional and cover all structural, electrical, mechanical, plumbing, water and sanitary facilities connected with the use.
12. Stormwater drainage shall be directed to ditches through the use of pipes, swales, or other devices, as determined by DPWES. All fill areas shall be stabilized, graded, or have drains installed such that normal rainfall will not flow over the filled area onto adjacent properties, as determined by DPWES.
13. Prior to approval of a building permit, it shall be demonstrated to DPWES that the proposed construction, including fill, when combined with all other existing, anticipated, and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream.
14. Disclosure of potential flood hazards due to the location of the site within the 100-year floodplain shall be made in writing to any potential home buyers prior to establishment of a sales contract.
15. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., below the flood level.
16. The size of the garage shall not exceed 726 square feet of gross floor area.
17. Any mechanical, electrical and utility equipment in the detached accessory structure shall be set at or above the water-surface elevation of the 100-year flood level.
18. No fewer than 70 square feet of impervious surface shall be scarified and replanted on the subject property during construction.
19. Information referencing the distance from the existing and proposed structures' to the 100-year floodplain boundary shall be provided to DPWES prior to approval of the building permit for the construction of the garage.

20. A Water Quality Impact Assessment and Best Management Practices Waiver shall be obtained by the applicant prior to approval of the building permit for the construction of the garage.

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 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.

