

CONCEPTS 21 LTD C/O SHADOWLAND, SP 2005-LE-035

1. This Special Permit is granted to 5508 Franconia Road, LLC, as the successor and assign of the Applicant/Contract Purchaser, and to any tenants of the subject property, such as Adventure Concepts, Ltd. Upon any change of ownership of the subject property by 5508 Franconia Road, LLC, the BZA must approve the new owner as the permittee of this Special Permit.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Colleen Bogan "CLB", Lehman Associates, PC dated October 28, 2005, and approved with this application, as qualified by these development conditions.
1. A copy of this Special Permit 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.
2. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
3. The total maximum number of persons inside the building shall not exceed 250.
4. The maximum hours of operation shall be limited to 10 a.m. to 10 p.m. Sunday through Thursday, and 10 a.m. to 12:00 midnight Friday through Saturday.
5. Parking shall be provided as depicted on the Special Permit Plat. All parking shall be on site.
6. Transitional screening shall be modified along the northern, eastern, and western lot lines as shown on the special permit plat. The applicant shall provide plant material to equal transitional screening 1 along the western lot line. The applicant shall provide plant material equal to one row of evergreen trees along the eastern lot line. All plant materials shall be a minimum of 6 feet in height at the time of planting. Species, number, and location shall be determined in consultation with Urban Forest Management. The landscaping shall be maintained in a healthy condition.
7. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. There shall be no uplighting on site, including any sign or the building, and parking lot lighting shall be on an automatic timer which turns off 30 minutes after the end of operating hours.
8. The brick wall along the northern lot line shall be repaired and maintained in good condition.
9. The applicant shall install a stop sign in front of the facility at the main entrance for westbound traffic.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined

above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval.