

PROPOSED DEVELOPMENT CONDITIONS

SE 01-M-008

May 30, 2001

If it is the intent of the Board of Supervisors to approve SE 01-M-008 located at 5880 Leesburg Pike, Tax Map 51-2 ((1)) 72C part, for a waiver of certain sign regulations and waivers in a Commercial Revitalization District, pursuant to Sect. 4-604 and Sect. 9-622 of the Fairfax County Zoning Ordinance, the 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. This Special Exception is subject to the issuance of a Sign Permit(s); any permit issued pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Crossroad Center at Bailey's: Ruby Tuesday" prepared by Walter L. Phillips, Inc., and dated September 29, 2000, 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. Signage shall be limited to that shown on the SE Plat as follows:

One (1) wall mounted sign worked in brick and measuring 5.5 feet by 4.5 feet (24.75 square feet) and

Two (2) wall mounted signs, internally illuminated red plastic, measuring 16 feet 8 inches by 18 feet (44 square feet each).

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 required Sign 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 Sign Permit has been 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.