

PROPOSED DEVELOPMENT CONDITIONS

SEA 97-B-005

January 28, 2000

If it is the intent of the Board of Supervisors to approve SEA 97-B-005 located at Tax Map 70-4 ((10)) 2B-1 for retail sales establishment, increase in FAR and a waiver of the minimum open space requirement pursuant to Sections 5-404, 9-618 and 9-612 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved Development Conditions which have been carried forward without modification are noted 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. Any parking redesignation plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Parcel 2B-1 Ravensworth Industrial Park" and prepared by John P. DiGiulian, Land Surveyor, which is dated July 18, 1996 revised through February 2, 1998 and these conditions.
- *4. This Special Exception shall expire on March 31, 2002, unless a request for an extension is filed in writing with the Zoning Administrator at least sixty (60) days prior to the expiration date noted above. Pursuant to Sect. 9-012 of the Zoning Ordinance, the Zoning Administrator may extend the Special Exception for up to two (2) successive five (5) year periods subject to the continued availability of all of the required off-site parking spaces referenced in Condition #7 below and compliance with the provisions of Sect. 9-012. Concurrent with each request for extension, the applicant shall provide copies of the leases for all of the required off-site spaces showing the availability of these spaces for the term of the requested extension. The applicant shall be obligated to immediately notify the Zoning Administrator in writing of the loss of any required off-site parking.
5. The hours of operation shall be limited to:

6:00 PM to 9:30 PM Fridays
8:00 AM to 7:00 PM Saturdays
11:00 AM to 6:00 PM Sundays
8:00 AM to 6:00 PM on Federal holidays

- *6. The gross floor area devoted to weekend and holiday retail sales shall not exceed 40,404 square feet.
- *7. This Special Exception shall be subject to Board of Supervisors' approval of a parking reduction pursuant to Par. 4B of Sect. 11-102 and any conditions which may be imposed by the Board. If such approval is not granted, this special exception shall become null and void. Further, if it is determined at any time by the Zoning Administrator that any of the off-site parking spaces allocated for use by Frugal Fannie during the weekend and holiday hours of operation shall cease to be available during those time periods for exclusive use by Frugal Fannie, this Special Exception shall automatically become null and void.
- *8. In the event the above-referenced parking reduction is approved by the Board of Supervisors the following conditions shall apply:
 - a. A parking redesignation plan shall be submitted to DPW & ES for approval and shall provide parking in conformance with that shown on SE Plat.
 - b. When open to the public for retail sales in accordance with Condition 5 above, no employee parking shall be permitted on the Frugal Fannie site.
 - c. During the peak hours of operation which are deemed to be 6:00 PM to closing on Friday, 11:00 AM to 3:00 PM on Saturday, 12:00 PM to 4:00 PM on Sundays and 11:00 AM to 3:00 PM on Federal Holidays, there shall be a minimum of two employees (parking management agents) to monitor the parking demand on the Frugal Fannie lot and the adjacent lots to facilitate proper and efficient parking on site and to direct customers to available and authorized parking off site. The parking management agents shall wear blaze orange vests, and shall use lighted signaling devices, two-way radios and/or other materials as may be necessary to direct vehicles to available spaces.
 - d. Directional signage may be utilized on site to alert customers when the Frugal Fannies' lot is full and to direct customers to the other available parking spaces. All directional signage shall not exceed two square feet in area or eight feet in height.
- *9. The conditions of this Special Exception shall be posted on the premises in a conspicuous location.

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 revised hours of operation shall become effective with Board approval of this Special Exception Amendment Application.