

M & A, L.C., AND ANNA GERTRUDE BURGESS, TRUSTEE, AND JUNE B. BACON, TRUSTEE,  
VCA 2003-DR-132

1. This variance is approved for a lot width variance of Lot 26E (Outlot A1), as shown on the plat prepared by Paul B. Johnson, dated September 9, 2006, submitted with this application and is not transferable to other land. All development shall be in conformance with this plat as qualified by these development conditions. These conditions shall be recorded among the land records of Fairfax County.
2. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements and a tree preservation plan shall be submitted to the Department of Public Works and Environmental Services (DPWES), including the Urban Forestry Division, for review and approval. The plan shall depict the location of the Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) on site. The EQC/RPA and area outside of the limits of clearing and grading shall be preserved as undisturbed open space with no structures or fences within these limits. The tree preservation plan shall preserve as much of the existing tree canopy as possible as determined by DPWES and the Urban Forestry Division, and shall meet the tree cover requirements of the Zoning Ordinance. Prior to any land disturbing activity for construction, a pre-construction conference shall be held between DPWES and representatives of the applicant to include the construction site superintendent responsible for onsite construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall an area of the site be left denuded for a period longer than fourteen (14) days.
3. Stormwater management and Best Management Practices shall be provided in accordance with the requirements of the Public Facilities Manual as determined by DPWES. If not in substantial conformance with this variance plat, the variance shall become null and void.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval unless the subdivision has been recorded among the land records of Fairfax County. The Board of Zoning Appeals may grant additional time to record the subdivision if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the variance. 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.