

DEVELOPMENT CONDITIONS

SE 2006-LE-032

June 20, 2007

The Board of Supervisors approved SE 2007-LE-032 located at Tax Map 81-2 ((3)) 1, 2 and 81-2 ((1)) 12B (5716 S. Van Dorn Street) to allow a vehicle, rental establishment at an existing hotel pursuant to Sect. 9-518 of the Fairfax County Zoning Ordinance 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 provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with 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. The rental vehicles shall not be serviced or refueled on site. Engine service and maintenance shall not be performed at this location.
5. There shall be no storage of any abandoned, wrecked or inoperable vehicles on the site. There shall be no dismantling, wrecking or sale of any abandoned, wrecked or inoperable vehicles or parts thereof on the property.
6. Any cleaning of vehicles on the property shall be limited to portable vacuuming and washing by hose.
7. No more than 15 rental vehicles shall be on the site at any one time. The rental vehicles shall be parked only in the row of parking adjacent to southeastern boundary of the property which is adjacent to ramp from S. Van Dorn Street to the Outer Loop of the Capital Beltway. Signage or pavement marking that identifies the rental car storage spaces shall be provided.
8. No advertising shall be displayed on the rental vehicles stored on the property. No bunting, flags, balloons or other decorative material for promotion of the vehicle rental facility shall be displayed on the property.
9. Issuance of a Non-Residential Use Permit shall be required prior to the establishment of the proposed vehicle sales rental and ancillary service establishment. Prior to the issuance of a Non-Residential Use Permit, a parking study shall be submitted for review and approval by the County. The parking study shall demonstrate that; based on the number of rooms in the

hotel, the number of seats of the eating establishment, and any other uses located on the subject property at the time of the parking study; there are sufficient parking spaces to accommodate the proposed vehicle sales rental and ancillary service establishment and the other uses existing on the site. Review and approval of revised parking study shall be required prior to a change in the intensity of any use or the addition of any other permitted use on the site while the vehicle sales, rental and ancillary service use is in operation on the property.

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 Non-Residential Use 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 use has been established by obtaining a Non-Residential Use Permit for the vehicle rental facility. The Board of Supervisors 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 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.