

BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-02

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This special permit is granted only for the purpose, structure and/or use indicated on the special permit plat approved with this application, as qualified by these development conditions.
3. 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.
4. This special permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved special permit plat by Pritam L. Asora dated October 31, 1995 as revised through October, 1996, and these development conditions.
5. The maximum number of seats in the main area of worship shall be 250 with a corresponding minimum of 63 parking spaces. The maximum number of parking spaces on site shall be 87. All parking for this use shall be on site, except on weekend days or weekday nights after 7:00 P.M. numbering no more than 12 per year, upon which the Mandir temple hosts a special event. Special event attendees shall park along Lafayette Center Drive only. On special event days, a private shuttle shall be hired and run directly from designated pick up locations along Lafayette Center Drive to the Mandir temple prior to the event, and run directly from the Mandir temple to designated drop off locations along Lafayette Center Drive. The shuttle shall not pick up or drop off special event attendees along Pleasant Valley Road. The applicant shall provide shuttle operation dates, times, routes, and ridership counts to County staff upon request. This special permit approval shall automatically expire one (1) year after the Board of Zoning Appeals' approval date.
6. Transitional Screening 2 shall be provided along all lot lines. Existing vegetation may be used to partially satisfy this requirement but supplementation with evergreen trees and shrubs to the satisfaction of the County Arborist shall be provided.
7. The limits of clearing and grading shall be as shown on the special permit plat.
8. The barrier requirement shall be waived.
9. The floor area ratio (FAR) shall be limited to 0.03.
10. There shall be no organized outdoor activity associated with this special permit use.
11. The maximum building height shall be 40 feet to the top of the domes.
12. Best Management Practices shall be provided to the satisfaction of the Director, Department of Public Works and Environmental Services.
13. The entrance to the site shall be relocated to align with Herndon Avenue at such time as Pleasant Valley Road is improved to a divided facility. If agreement from the adjacent land owner on Lot 6 for the property necessary to locate the church driveway on Lot 6 is not obtained, interparcel access shall be provided to Lot 6 to facilitate future realignment of the church driveway.

14. Any proposed lighting of the parking areas shall be in accordance with the following:
 - a. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
 - b. The lights shall focus directly onto the subject property.
 - c. Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
15. If signs are provided, they shall not be lit.
16. There shall be no noise generated off-site by the temple, in accordance with County noise ordinances, except as related to off-site parking, as permitted in development condition 5.
17. There shall be no more than two (2) priests, or one (1) priest with his family, residing on site.

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, three (3) 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 commence 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.