

DEVELOPMENT CONDITIONS

SE 2008-MA-020

October 15, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-MA-020 located at 6100 Arlington Boulevard, Tax Map 051-4 ((13)) (01) 13A and 13B for Office use within Units T-13A and T-13B consisting of approximately 1,407 sf, pursuant to Sect. 9-515 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. Other by-right, special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
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 the approved Special Exception Plat conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. All existing vegetation on the property is to be maintained in good condition and replaced as necessary throughout the life of the site.
5. Hours of operation shall be limited to 9:00 am to 6:00 pm, Monday through Friday.
6. A maximum of fifteen employees shall be on-site at any one time between the two units.
7. Prior to the issuance of Non-Residential Use Permits (Non-Rups) for Units T-13A and T- 13B, the applicant shall install a clear and contiguous pedestrian path from the existing bus shelter along Arlington Boulevard to the site entrance traffic circle, as approved by DPWES in consultation with Fairfax County Department of Transportation.
8. Prior to the issuance of Non-Residential Use Permits (Non-Rups) for Units T-13A and T-13B, all necessary building permits shall be obtained for the conversion of the units from residential to commercial purposes.

9. Prior to the issuance of Non-Residential Use Permits (Non-Rups) for Units T-13A and T-13B, the applicant will revise the parking tabulation sheet on file with the County to reflect the usage of the subject units as office.

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 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 or construction has commenced and been diligently prosecuted as evidenced by the conversion of at least one of the two residential units to office use. 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.