

PROPOSED DEVELOPMENT CONDITIONS

CSPA 1999-PR-060-02

January 11, 2010

If it is the intent of the Planning Commission to approve CSPA 1999-PR-060-02 to amend the previously approved Comprehensive Sign Plan to modify the signs previously approved for the building located at Tax Map 39-2 ((15)) 30 pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the approval be subject to the following development conditions. These development conditions shall be in addition to the previously approved development conditions for CSPA 1999-PR-060 (attached) which shall remain in full force and effect.

1. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
2. This Comprehensive Sign Plan Amendment prepared by ARK Sign Services, Inc., dated January 8, 2010, is approved only for the signs and location indicated on the Comprehensive Sign Plan Amendment approved with the application. Those signs allowed by Article 12-103 are also permitted, as qualified by these development conditions.
3. The sign area for the proposed sign for Bertucci's Italian Restaurant located between the third and fourth floors along the north side of the building shall not exceed 50 square feet.
4. The proposed sign for Bertucci's Italian Restaurant shall be manufactured and installed in conformance with the designs illustrated in the Comprehensive Sign Plan Amendment.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.