

DEVELOPMENT CONDITIONS

SE 2010-MA-007

July 20, 2010

If it is the intent of the Board of Supervisors to approve SE 2010-MA-007, located at 6118 Arlington Boulevard, Tax Map 51-4 ((1)) 2B, to permit a waiver of certain sign regulations, pursuant to Sect. 9-620 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 exception and/or special permit uses may be permitted without a special exception amendment if they do not affect this special exception.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit issued pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Safeway Special Exception Plat (Signage Only)," consisting of four sheets prepared by Bohler Engineering, and dated March 29, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance; changes to names, lettering or logo shall be considered minor modifications so long as they do not result in an increase in sign size.
4. Signage for the Safeway grocery store shall be limited to that shown on the special exception plat as follows (labels reflect SE Plat and Attachment 1):

	Sign Description	Sign Area
<i>G</i>	Front: Main Entrance (Safeway & logo)	126.50 sq ft
<i>I</i>	Front: Secondary Entrance (small Safeway & logo - stacked)	33.18 sq ft
<i>C</i>	Side: Patrick Henry frontage (Safeway & logo)	71.20 sq ft
<i>E</i>	Front: Accessory (café)	25.0 sq ft
<i>D</i>	Front: Accessory (pharmacy)	26.33 sq ft
<i>H</i>	Front: Accessory (dry cleaner)	17.60 sq ft
<i>F</i>	Front: Accessory (coffee store)	15.66 sq ft
	Total building mounted signage	315.47 sq ft

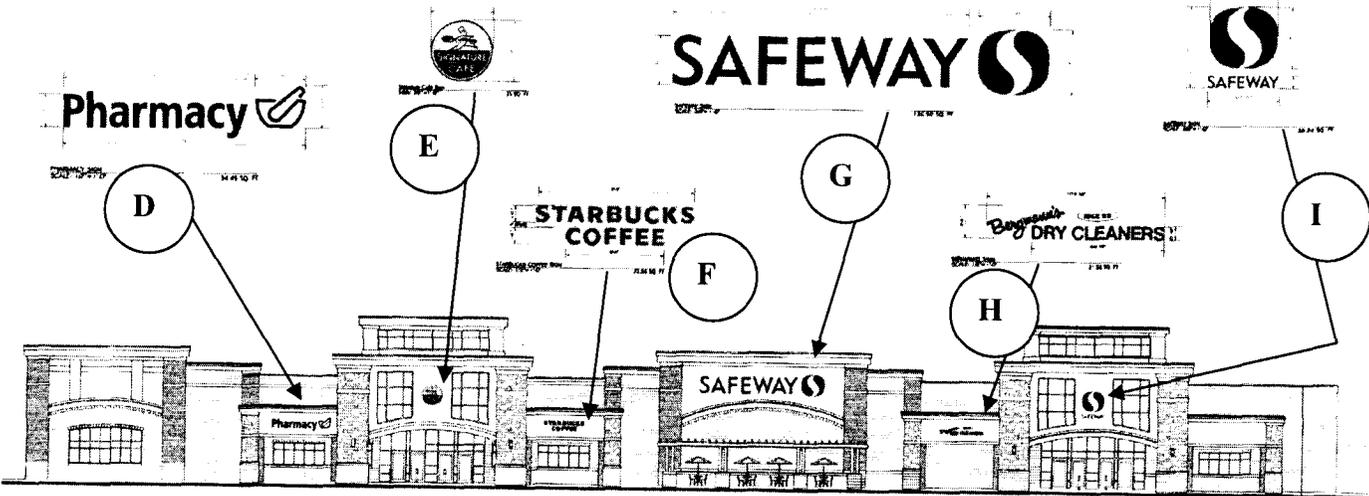
5. Signage for other tenants and free standing signage shall not be limited by this special exception.

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 sign permits have been applied for and issued. 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.

Front Façade (facing parking lot and Route 50):



Side Façade (facing Patrick Henry Drive)

