

PROPOSED DEVELOPMENT CONDITIONS

SEA 00-M-048

February 25, 2004

If it is the intent of the Board of Supervisors to approve SEA 00-M-048 located at 5650 General Washington Drive (Tax Map 81-1 ((9)) 7 pt.) previously approved for an increase in FAR, to permit an increase in FAR and a waiver of open space requirements, pursuant to Sects. 9-612 and 9-618 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previously approved conditions. (All conditions carried forward from the previously approved special exception.):

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 or special permit uses may be permitted on the lot without a special exception or special permit 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 Generalized Development/Special Exception Plat entitled "Marlo Furniture", prepared by Dewberry & Davis dated June 26, 2003, as revised through February 23, 2004, 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.
4. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. There shall be no freestanding signs on-site.
6. The Gross Floor Area shall not exceed 98,752 square feet (0.48 FAR).

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. 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.

PROPOSED DEVELOPMENT CONDITIONS

SEA 93-M-049-2

February 25, 2004

If it is the intent of the Board of Supervisors to approve SEA 93-M-049-2 located at 5650 General Washington Drive (Tax Map 81-1 ((9)) 7 pt.) to amend SE 93-M-049, previously approved for waiver of certain sign regulations and an increase in FAR, to permit a waiver of certain sign regulations, an increase in FAR, and a waiver of open space requirements, pursuant to Sects. 9-612, 9-618, and 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, which supercede all previous development conditions. (All conditions carried forward from the previously approved special exception.)

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 or special permit uses may be permitted on the lot without a special exception or special permit 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 Generalized Development/Special Exception Plat entitled "Marlo Furniture", prepared by Dewberry & Davis dated June 26, 2003, as revised through February 23, 2004, 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.
4. The Gross Floor Area shall not exceed 105,005 square feet (0.60 FAR).
5. A copy of this Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
6. There shall be a maximum of one (1) freestanding sign on the site. The freestanding sign shall measure a maximum of 140 square feet in area

and a maximum of 30 feet in height, calculated in accordance with Section 12-105 of the Zoning Ordinance.

7. Changes to the sign face from that depicted on the SE plat shall require approval of a sign permit in accordance with Article 12, but shall not require a special exception amendment. Increases in the sign area and/or height of the sign shall require approval of a special exception amendment.

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. 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.