

**DEVELOPMENT CONDITIONS**

SEA 87-M-103

January 4, 2012

If it is the intent of the Board of Supervisors to approve SEA 87-M-103 located at 3521 Moncure Avenue, (Tax Map 61-2 ((19)) 5A) previously approved for a waiver of minimum lot size and lot width to permit a temporary fire station on the subject property, pursuant to Sects. 9-610 and 9-622 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approvals are marked with an asterisk):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Baileys Crossroads Temporary Volunteer Fire Station", prepared by BC Consultants dated October 3, 2011 as revised through December 12, 2011, 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 approval of the temporary fire station on the site shall be limited to a term of thirty-six (36) months beginning from the date of final approval of this special exception amendment. This term may be extended administratively at the determination of the Zoning Administrator for a period up to 12 months, not to exceed two (12 month) extension requests, upon the demonstration that the extension is needed.
5. Parking shall be provided in accordance with the Zoning Ordinance and consistent with the tabulations for parking on the SEA Plat subject to DPWES approval. Handicapped parking shall be provided in accordance with Code requirements. All parking spaces shall be of a size and the aisles of a width which will meet the Zoning Ordinance requirements and the Public Facilities Manual standards as determined by DPWES; all parking shall be on site.

6. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
7. The proposed one-story, prefabricated building and apparatus bays indicated on the SEA plat shall be used for a temporary fire station use only and shall not be used for any other purpose without the approval of an SEA. The applicant shall remove the temporary building and all improvements, except as qualified in these conditions, within three (3) months of the issuance of a non-residential use permit for the renovations of the permanent fire rescue facility located at 3601 Firehouse Lane, and shall restore the site its previous condition. The proposed shrub and street tree plantings along Columbia Pike shown on Sheet 2 of the SEA Plat shall be left in place and not disturbed after the temporary building and other improvements are removed by the applicant. Any pre-existing trees along the eastern property line that are removed in order to accommodate the proposed site improvements shall be replaced when the fire department vacates the site. The location, species, and size of the trees installed shall be consistent with the proposed restoration plan on Sheet 2 of the SEA plat, subject to revision and approval by the Urban Forest Management Division.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment 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.