

APPROVED DEVELOPMENT CONDITIONS

SEA 94-D-019

April 20, 2012

If it is the intent of the Board of Supervisors to approve SEA 94-D-019 located at 1439 Chain Bridge Road, Tax Map 30-2 ((9)) 67, for a drive-in financial institution, pursuant to Sect. 4-804 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 the previous approval 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 plat approved with the application, as qualified by these development conditions. *
3. This Special Exception Amendment is subject to the provision of Article 17, Site Plans as may be determined by the 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 entitled "Chevy Chase Bank-McLean" prepared by Patton Harris Rust & Associates, PC, which is dated March 11, 1994 and revised through July 26, 1994 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. Landscaping and sidewalk treatments shall be provided as generally shown on the Special Exception Plat, subject to review and approval of the Urban Forestry Management Division of the Department of Public Works and Environmental Services.
5. Hours of operation of the bank shall not exceed 8:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 3:00 p.m. on Saturdays.
6. Drive-through service shall be limited to one Automatic Teller Machine (ATM) in each drive-through lane and teller service using a pneumatic tube assembly on the eastern drive-through lane. The drive-through ATMs shall be operational 24 hours per day, 7 days per week.
7. At all times when the drive-through ATMs are operational, both of the machines shall be open to provide adequate vehicle stacking. *
8. The bank shall be a traditional design constructed with brick façade treatment and a covered portico with columns at the entrance. *

9. Irrespective of the stacking spaces shown on the Special Exception Plat, the applicant shall provide a total of 10 stacking spaces for the drive-through lanes, designating 5 spaces per lane. The drive aisle in front of the employee parking spaces may be used to accommodate one additional stacking space per drive-through lane.
10. The applicant shall reserve the easternmost two spaces at the end of each parking row for employee parking. Customer parking shall be limited to the remaining 18 spaces in the parking lot. The applicant shall clearly identify the employee parking spaces with signs, striping, or another acceptable manner, within 90 days of the Board of Supervisors' action on this 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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the 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.