

## **APPROVED DEVELOPMENT CONDITIONS**

**FDPA B-715-03**

**January 6, 2014**

The Planning Commission approved FDPA B-715-03 for an addition to the existing dwelling to remain 11.5 feet from the rear lot line at 8203 Tis Well Drive, Tax Map 102-3 ((23)) 115A, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions.

1. This Final Development Plan Amendment (FDPA) is subject to the provisions 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 FDPA shall be in substantial conformance with the approved FDPA Plat entitled "Special Permit Plat | Lot 115A, Section 2 | Huntington at Mt. Vernon" prepared by Scartz Surveys, which is dated July 18, 2013 and these conditions. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 16.403 of the Zoning Ordinance.
2. Within 30 days of the Planning Commission's approval of the FDPA, the applicant shall submit permit applications for all applicable trades. These permits may include, but may not be limited to, building, electrical, plumbing, and mechanical permits.
3. Within six months of the Planning Commission's approval of the FDPA, the applicant shall have obtained final inspections and approvals for all applicable trade permits.
4. Should the applicant be required to move the rear yard fence out of the adjacent HOA common area and onto the subject property, the applicant shall not be required to obtain an FDPA to move the fence.

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 responsible for obtaining the required trade permits through established procedures, and this FDPA shall not be valid until this has been accomplished.