

APPROVED DEVELOPMENT CONDITIONS

FDPA 87-C-060-18

July 10, 2013

If it is the intent of the Planning Commission to approve FDPA 87-C-060-18, located at 2465 Iron Forge Road, Tax Parcel 25-1((14))(7)-16, for an addition to a single-family home in a PDH-16 zoning district, pursuant to Sect. 16-402 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

GENERAL:

1. All previous conditions associated with FDP 87-C-060 and subsequent amendments shall be considered re-affirmed by the current amendment, except as amended by these additional conditions.
2. Any building permit submitted pursuant to this Conceptual\ Final Development Plan Amendment (FDPA) shall be in substantial conformance with the approved CDPA\FDPA Plan entitled "Final Development Amendment Plan, Lot 16, Section 7, Sycamore Ridge", consisting of one sheet and prepared by Scartz Surveys, which is dated November 27, 2012, and these conditions. Minor modifications to the approved CDPA\FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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 building permits through established procedures.