

Approved Development Conditions

SE 2015-BR-001

May 1, 2015

The Board of Supervisors to approved SE 2015-BR-001 located at Tax Map 70-4 ((10)) 503 and 503A for an increase in FAR pursuant to Sect. 9-618 of the Fairfax County Zoning Ordinance.

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.
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 Special Exception Plat entitled "U-Haul It" prepared by Walter L. Phillips and dated December 31, 2014 as revised through April 9, 2015, consisting of eight sheets. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Generalized Development Plan/ Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces at the periphery of the Property. Signage shall be provided to designate the customer and employee parking spaces as being for customer and employee parking only.
6. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.

The 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 Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.