

APPROVED DEVELOPMENT CONDITIONS
SE 2015-SP-012
July 8, 2015

If it is the intent of the Board of Supervisors to approve SE 2015-SP-012, located at 11700 Lee Jackson Memorial Highway, Tax Parcel 46-3 ((8)) 5, for a waiver of certain sign regulations, pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the SE Plat.
2. The scope of this Special Exception shall apply only to building-mounted signage as specifically depicted on the SE Plat, and shall supersede all previous Special Exceptions and Special Permits for building-mounted signage on this parcel. Separate Special Exceptions or Special Permits shall be allowed for freestanding signage, including SE 2014-SP-007 (approved June 17, 2014). Any additional building-mounted signs on this parcel that require a permit shall require an amendment to this Special Exception.
3. Any sign permitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Macy's at Fair Oaks Mall", consisting of five sheets and prepared by Walter L. Phillips, Incorporated, dated March 31, 2015, and these conditions. The number, size and total sign area for each sign type shall be consistent with the table of signage on Sheet 1 of the SE Plat. Signs not requiring permits, allowed by Section 12-103 in the Ordinance, may be permitted, as qualified by these development conditions
4. All sign lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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 Sign Permits 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; for the purpose of this SE, the use shall be deemed to be established with the issuance of the first sign permit for an approved sign, and the installation of such sign. 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.