

Development Conditions

SE 2014-HM-066

September 16, 2015

The Board of Supervisors approved SE 2015-HM-066 for a waiver of certain sign regulations located at Tax Map 29-3 ((1)) 32 pursuant to Section 9-620 of the Fairfax County Zoning Ordinance, 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.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception diagrams approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Sign Permit(s). Any permit submitted pursuant to this special exception shall be in substantial conformance with the Special Exception diagrams titled "Sports Authority, 8355 Leesburg Pike", prepared by SES, and dated June 2, 2014, consisting of seven pages. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Lighting associated with all signs shall conform to the requirement of Part 9, Outdoor Lighting Standards, of Article 14, Performance Standards, of the Fairfax County Zoning Ordinance.
5. Prior to the issuance of the Sign Permit, the applicant shall demonstrate to the satisfaction of the Zoning Administrator that the freestanding sign complies with the sight distance requirements of Sect. 2-505 of the Zoning Ordinance.
6. Prior to the issuance of the Sign Permit, the applicant shall demonstrate to the satisfaction of the Zoning Administrator that the freestanding sign is located outside of the right-of-way of Leesburg Pike.
7. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs allowed by Article 12 that do not require permits. No signs permits shall be issued for the site if there are existing signs in violation with the Zoning Ordinance or the Special Exception conditions.

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 issuance of a sign permit in accordance with this special exception. 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.