

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CASSEL'S AWARDS AND ENGRAVING, INC., SP 2015-SU-080 Appl. under Sect(s). 5-503 of the Zoning Ordinance to permit commercial recreation use. Located at 13860 Redskin Dr., Herndon, 20171, on approx. 45.82 ac. of land zoned I-5, WS, and AN. Sully District. Tax Map 24-2 ((1)) 12A. Ms. Theodore moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on July 29, 2015; and

WHEREAS, the Board has made the following findings of fact:

1. OTR is the owner of the land.
2. The present zoning is I-5.
3. The proposed indoor recreational use is a modest request that will not adversely impact the surrounding industrial uses.
4. The Fairfax County Department of Transportation and the Virginia Department of Transportation have reviewed the application and did not have issues or concerns with respect to traffic or transportation.
5. The site has sufficient parking for the proposed use.
6. No exterior construction or modifications are proposed as the recreational activities will occur within the interior of the facility.
7. The Board has received a number of letters of support and has heard from a number of individuals in support at today's hearing.
8. The applicant has read, understands, and concurs with the proposed development conditions.
9. Staff is recommending approval, and the Board agrees with those findings.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Cassel's Awards and Engravings, Inc. and Lee Cassel, only, and is not transferable without further action of this Board, and is for the location indicated on the application, 14000 Park Center Road, and is not transferable to other land.

2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat titled, "As-Built, Dulles Industrial Aerospace Park" prepared by John P. DiGiulian, L.S., dated January 13, 1988, approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The use shall be in general conformance with the floor plan, included as Attachment 1.
5. Maximum occupancy shall be based on the approved Non-RUP occupancy as issued by the Fairfax County Department of Public Works and Environmental Services (DPWES), and subject to final approval by the Fire Marshal's office.
6. The maximum hours of operation of the use shall be limited to Monday through Friday, 4:00 p.m. - 11:00 p.m., and Saturday and Sunday, 7:00 a.m. - 11:00 p.m. when public schools are in session. During the summer and winter months when schools are not in session, the maximum hours of operation shall be limited to Monday through Friday, 9:00 a.m. - 11:00 p.m., and Saturday and Sunday 7:00 a.m. - 11:00 p.m.
7. The number of employees shall be limited to five (5).
8. The number of required parking spaces shall be provided in conformance with the provisions of Article 11 of the Zoning Ordinance, as determined by DPWES.
9. If food is served, the applicant shall maintain a valid food handler's permit with the Virginia Department of Health and the site shall be in conformance with the provisions of said permit at all times.
10. There shall be no exterior advertising of the accessory pro-shop use, and it shall remain subordinate in size and operation to the indoor commercial recreation use.
11. The maximum number of occupants shall not exceed 200 people on-site at any one time, except during special events.
12. The applicant shall be limited to twenty (20) special events per calendar year, which can accommodate no more than the maximum occupancy load (485), as determined by the Fairfax County Fire Marshall. Special events are permitted on Friday evenings, Saturdays, Sundays, and Federal holidays.
13. The applicant shall obtain all applicable permits and final inspections prior to the use being established.

14. All proposed signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance.
15. All activities relating to the indoor commercial recreation use shall take place within the interior of the facility.

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.

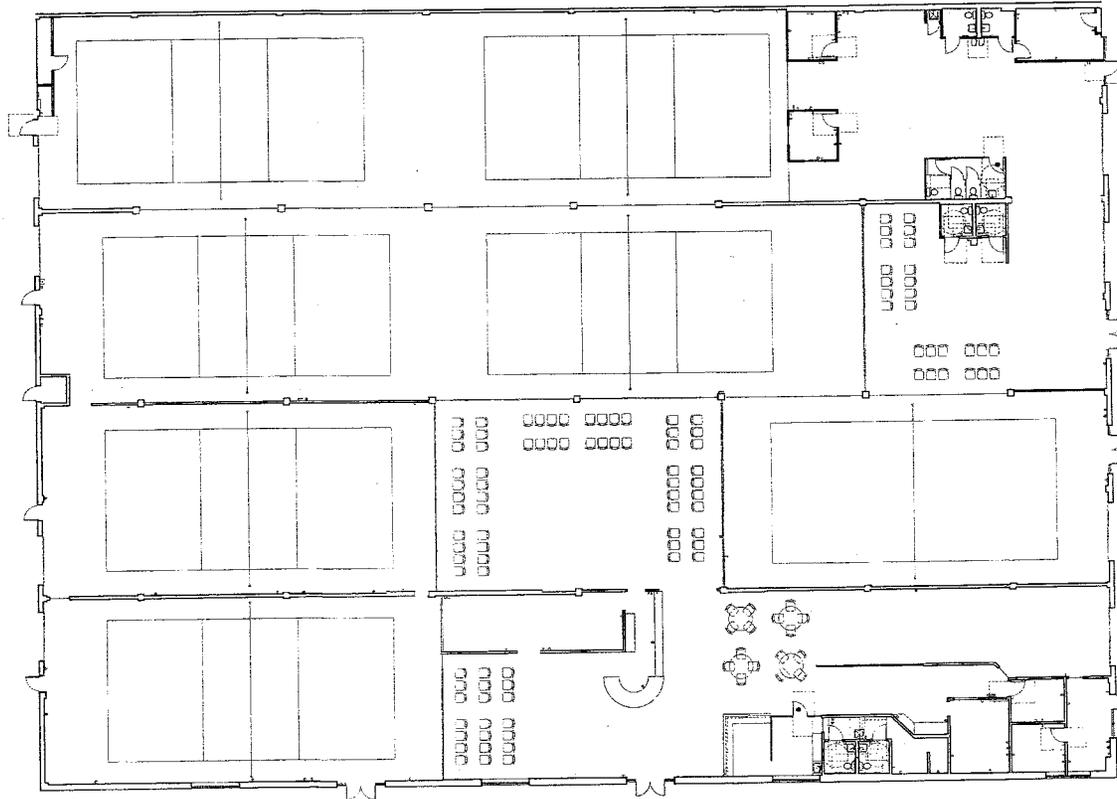
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Mr. Hammack seconded the motion, which carried by a vote of 7-0.

A Copy Teste:



Mary D. Padrutt, Deputy Clerk
Board of Zoning Appeals



REVISED LAY OUT
scale: 3/32" = 1'-0"

project name
client
location
date
drawing number

revision date:
December 1, 2012
January 20, 2013
February 18, 2014
March 13, 2014
April 8, 2014
May 6, 2014
March 12, 2015

project title
1200 Park Center Road
Baltimore, Maryland 21202

drawing number:
172

drawing title
Existing Floor Plan
Kitchen Operations

scale:
as noted

drawing number

FP

RECEIVED
Department of Planning & Zoning
MAY 07 2015
Zoning Evaluation Division