

Proposed Development Conditions**SE 2014-MA-069****February 23, 2015**

If it is the intent of the Board of Supervisors to approve SE 2014-MA-069 located at Tax Map 51-3 ((1)) 35A and 35B for a waiver of certain sign regulations pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, the 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.
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. Other by-right, Special Exception/ Special Permit uses may be permitted without a Special Exception Amendment if they do not affect this special exception.
3. This Special Exception is subject to the issuance of a Sign Permit(s); any permit issued pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "First Allied-7 Corners-01", prepared by Image Works, consisting of 2 sheets dated March 14, 2014, and these conditions. Minor modifications to the approved special exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The proposed sign on Arlington Boulevard shall be reduced to an overall height of 24 feet, width of 14 feet, and a depth of 18 inches. Architectural treatment of sign shall reflect the shopping center as depicted on Attachment A. The signs shall be internally lit. The colors shall match the updated façade treatment within the shopping center.

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 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 Non-Residential Use Permit 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 the sign permits have been applied for and issued. 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.

Attachment A