

**CZ-24-1246919 (2024-0367)**  
**Recommended Conditions – May BOC 2024**  
**6020, 6038, and 6048 Paul Road**  
**5/10/2024**

**Existing Conditions from July 26th, 2000, CZ-00069:**

1. Access to future redevelopment to be approved by Public Works.
2. Any expansion to meet code requirements in terms of lot coverage.
3. Any road improvements as required by Public Works.
4. The site plan is considered appropriate given the physical constraints of the site which is of shallow depth and the proposed use of the property.
5. If the site buffers are reduced to 20-feet, the buffer area should be planted and a fence provided.

**Staff Proposed Conditions edited and revised as of 5/10/2024:**

1. The Applicant shall meet all requirements set forth in *Table 5.2(b): Transitional Buffer Minimum by Buffer Class, Section 5.4.3 Streetscape Elements and Dimensions* and *Section 5.4.4., Site and parking area landscaping (D 1-10)*, prior to issuance of building or occupancy permits.
2. Future construction shall be done in substantial compliance with the elevation exhibit attached herein.
3. The approval of this Major Modification application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
4. There shall be no outdoor events with amplified sound permitted on the premises.
5. Soundproofing measures shall be installed prior to the issuance of any certificates of occupancy.
6. The Applicant shall construct no more than the minimum required off-street parking spaces as specified in Section 6.1.4 *Off street Parking Ratios*.