

FREEDOM FITNESS, LLC, SPA 87-S-088-03

1. This approval is granted to the applicant, Freedom Fitness, LLC, only and is not transferable without further action of this Board, and is for the location indicated on the application, 14290 Sully Field Circle, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Patton Harris Rust & Associates, PC , dated February 28, 2006, approved with this application, as qualified by these development conditions. This approval shall only govern the 29,845 square foot area to be occupied by the approved health club.
3. A copy of this special permit and the Non-Residential Use Permit 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. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of employees on site at any one time shall be twenty (20).
6. Upon issuance of a Non Residential Use Permit (Non-RUP), there shall be a minimum of seventy-seven (77) parking spaces or the minimum parking spaces required by the Ordinance. A parking tabulation shall be submitted to and approved by the Director, Department of Public Works and Environmental Services (DPWES) which shows that the required parking for all uses can be provided for Building 2 on Lot F1 as shown on the special permit plat or this special permit amendment shall be null and void. All parking for this use shall be on site.
7. Upon issuance of a Non-RUP, there shall be a maximum of 150 patrons on site at any one time.

These conditions incorporate and supersede all previous conditions. 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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (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.