

Exhibit A

DEVELOPMENT CONDITIONS

Parking Reduction Study #1381-PKS-011-1

1. A minimum of 48 parking spaces are provided on weekdays and a minimum of 56 spaces are provided on weekends on site at all times for the uses at Shell Oil Park, Lot 11.
2. A maximum of 192 people (seats) are permitted at church services on Friday evening and Sundays, a maximum of 168 people are permitted at the public benefit association on Saturdays, and all vehicles associated with these uses must be parked on site.
3. The operating hours of the church use shall be limited to: Mondays – Fridays, 9 p.m. to 2 a. m.; and Sundays, 9 a.m. to 6 p.m. The public benefit association use shall operate only on Saturdays, 8 p.m. to 2 a.m. and Z Lights and Furniture shall not operate after 6 p.m. on Saturdays.
4. The current owners, their successors or assignees of the parcel identified as Fairfax County Tax Map #081-1-019-001, #081-1-019-002, and #081-1-019-003; shall submit a parking space utilization study for review and approval by the Board at any time in the future that the Zoning Administrator requests. Following review of that study, or if a study is not submitted within ninety days after being requested, the Board may rescind this parking reduction or require alternative measures to satisfy parking needs, which may include requiring all uses to comply with the full parking space requirements as specified in Article 11 of the Zoning Ordinance.
5. All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on applicable requirements of *The Code of the County of Fairfax, Virginia* (County Code) and the Zoning Ordinance in effect at the time of said parking utilization study submission.
6. Shared parking with any additional use(s) shall not be permitted without the submission of a new parking study prepared in accordance with the applicable requirements of the Zoning Ordinance and shall be subject to the Board approval.
7. All parking provided shall be in accordance with the applicable requirements of Article 11 of the Zoning Ordinance and the Fairfax County Public Facilities Manual (PFM), including the provisions referencing the Americans with Disabilities Act.

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July 28, 2008

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8. The conditions of approval of this parking reduction shall be recorded in the Fairfax County land records in a form acceptable to the County Attorney.
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RECEIVED
Department of Planning & Zoning

AUG 04 2008

Zoning Evaluation Division