



APPLICATION ACCEPTED: June 6, 2013
BOARD OF ZONING APPEALS: September 11, 2013
MOVED WITH APPLICANT'S CONSENT
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 4, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-LE-042

LEE DISTRICT

APPLICANT: Springfield Trampoline Park, LLC
STREET ADDRESS: 7200 Fullerton Road, Springfield, 22150
TAX MAP: 99-1 ((5)) 8 & 9
LOT SIZE: 4.77 acres of land
PLAN MAP: Industrial
ZONING DISTRICT: I-5
ZONING ORDINANCE PROVISION: 8-501
SPECIAL PERMIT PROPOSAL: Group 5 – to permit commercial recreation use.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-LE-042 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\ehaley\9-11) SP 2013-LE-042 Trampoline Park (Comm Rec)\Springfield Trampoline Park staff report.doc
Erin M. Haley

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

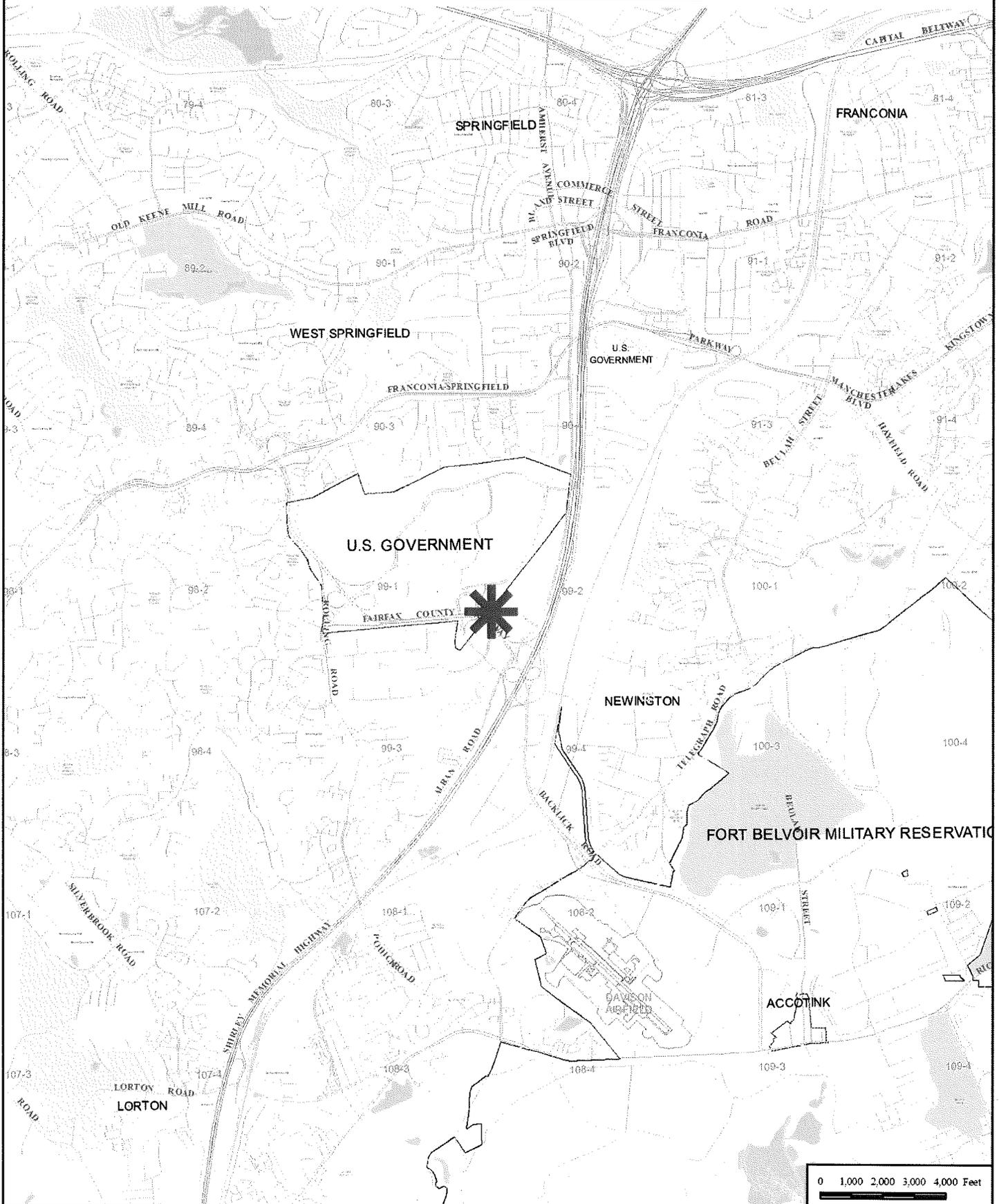
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

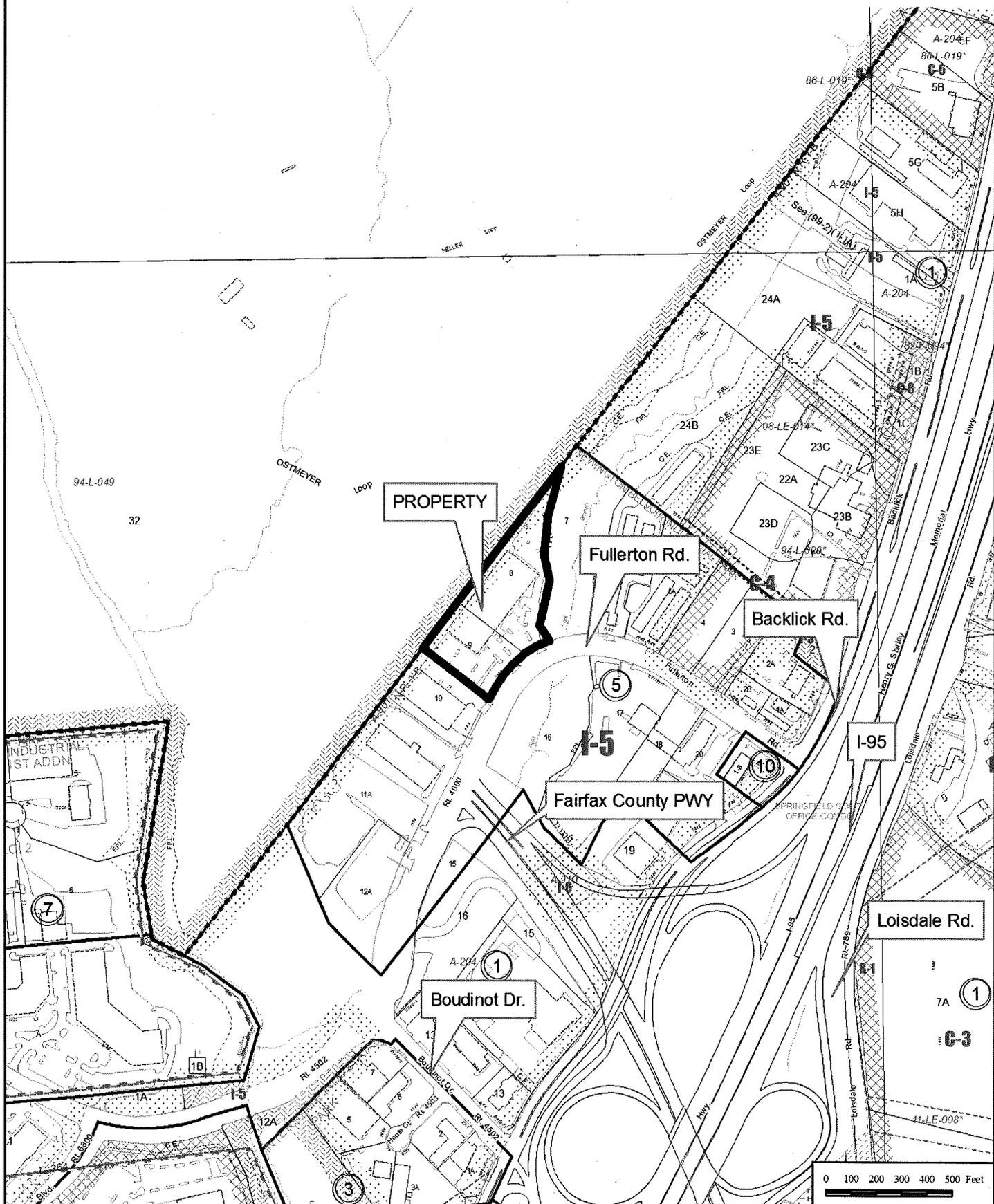


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

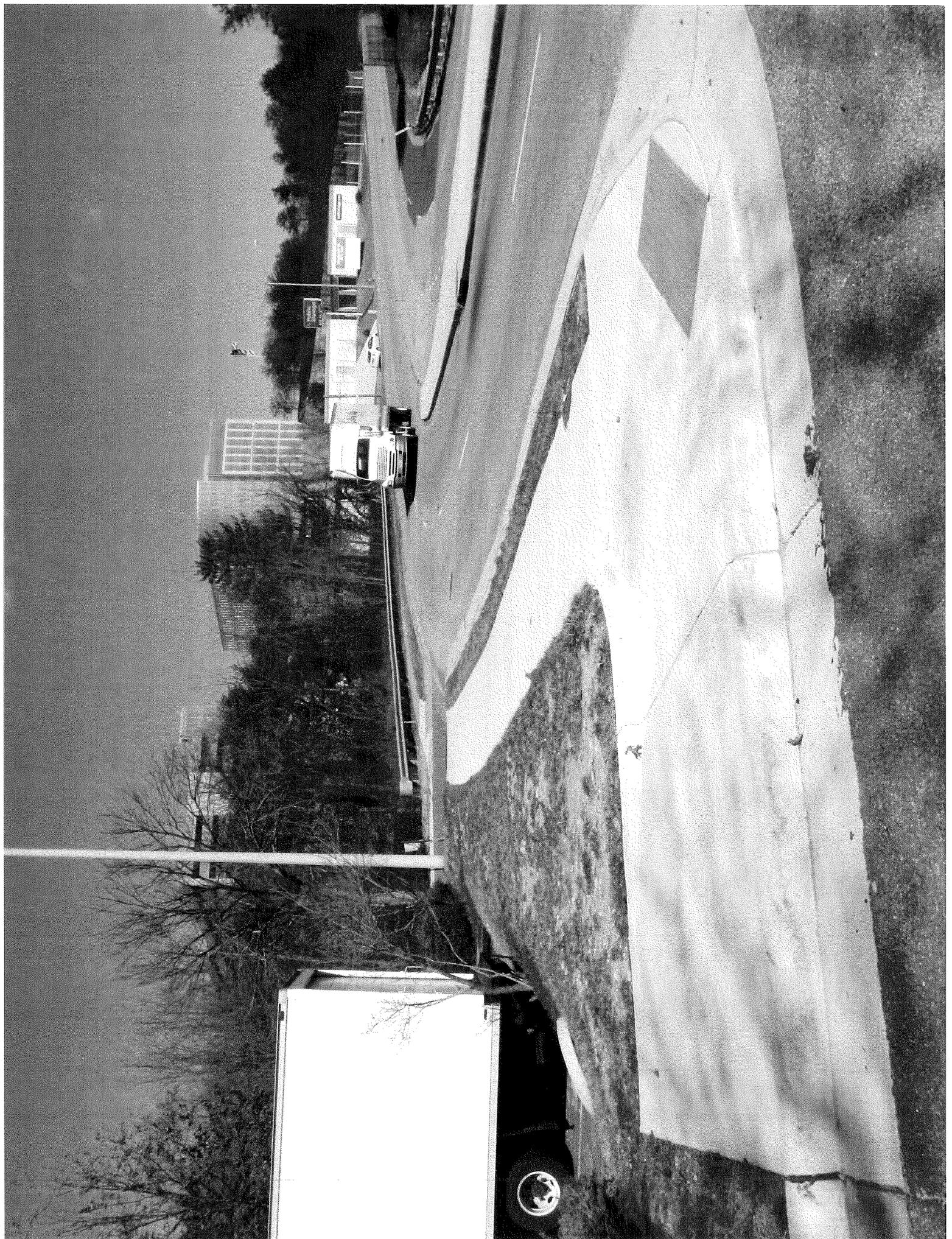
Special Permit
SP 2013-LE-042
SPRINGFIELD TRAMPOLINE PARK, LLC



Special Permit
SP 2013-LE-042
SPRINGFIELD TRAMPOLINE PARK, LLC









WAREHOUSE OFFICE
FOR LEASE 471-337-2062

7200 E

7200 BELLEVUE ROAD













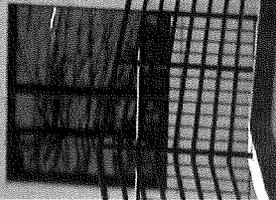
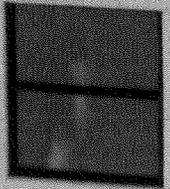


**WAREHOUSE/OFFICE
FOR LEASE** **571-382-2062**

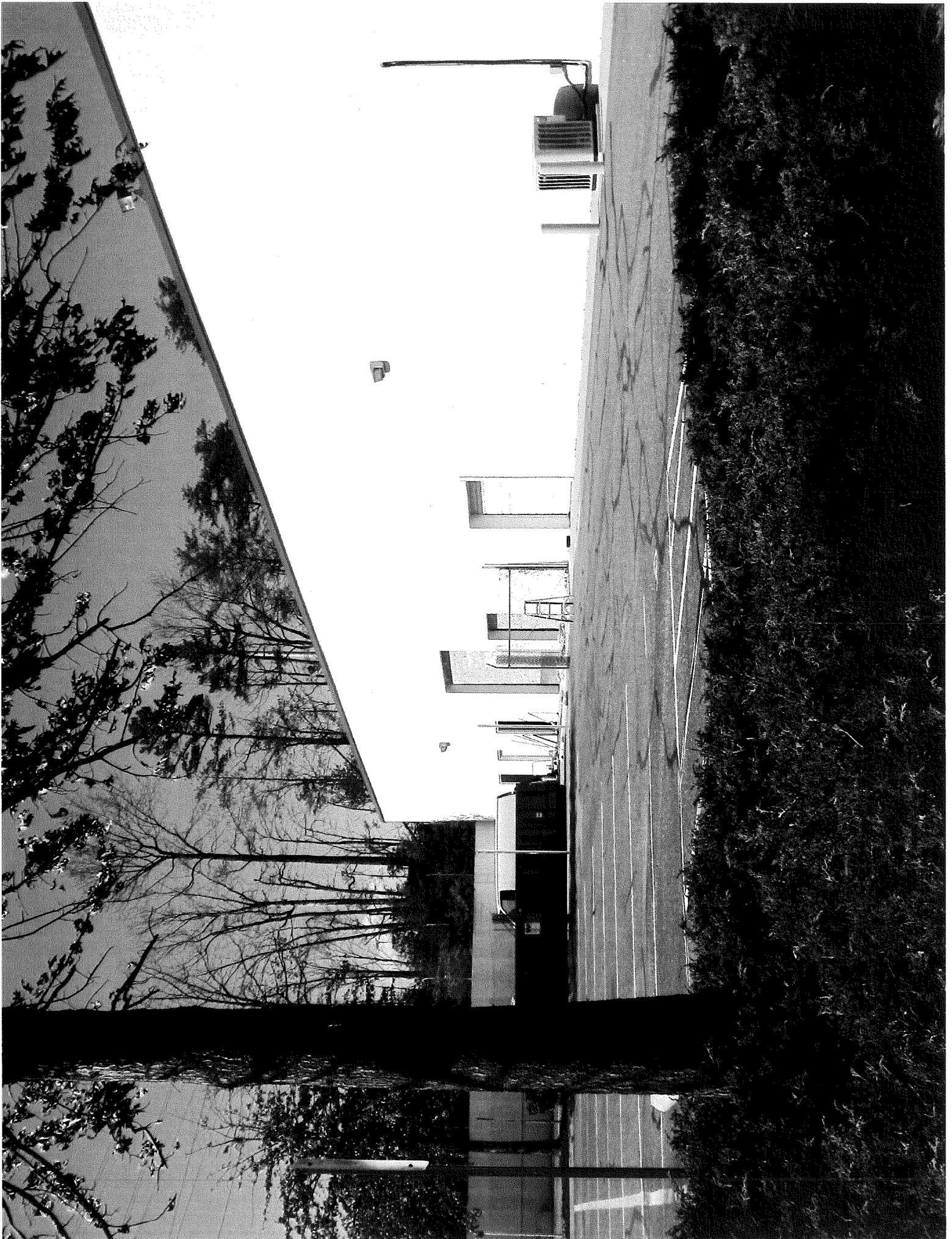
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7200 6

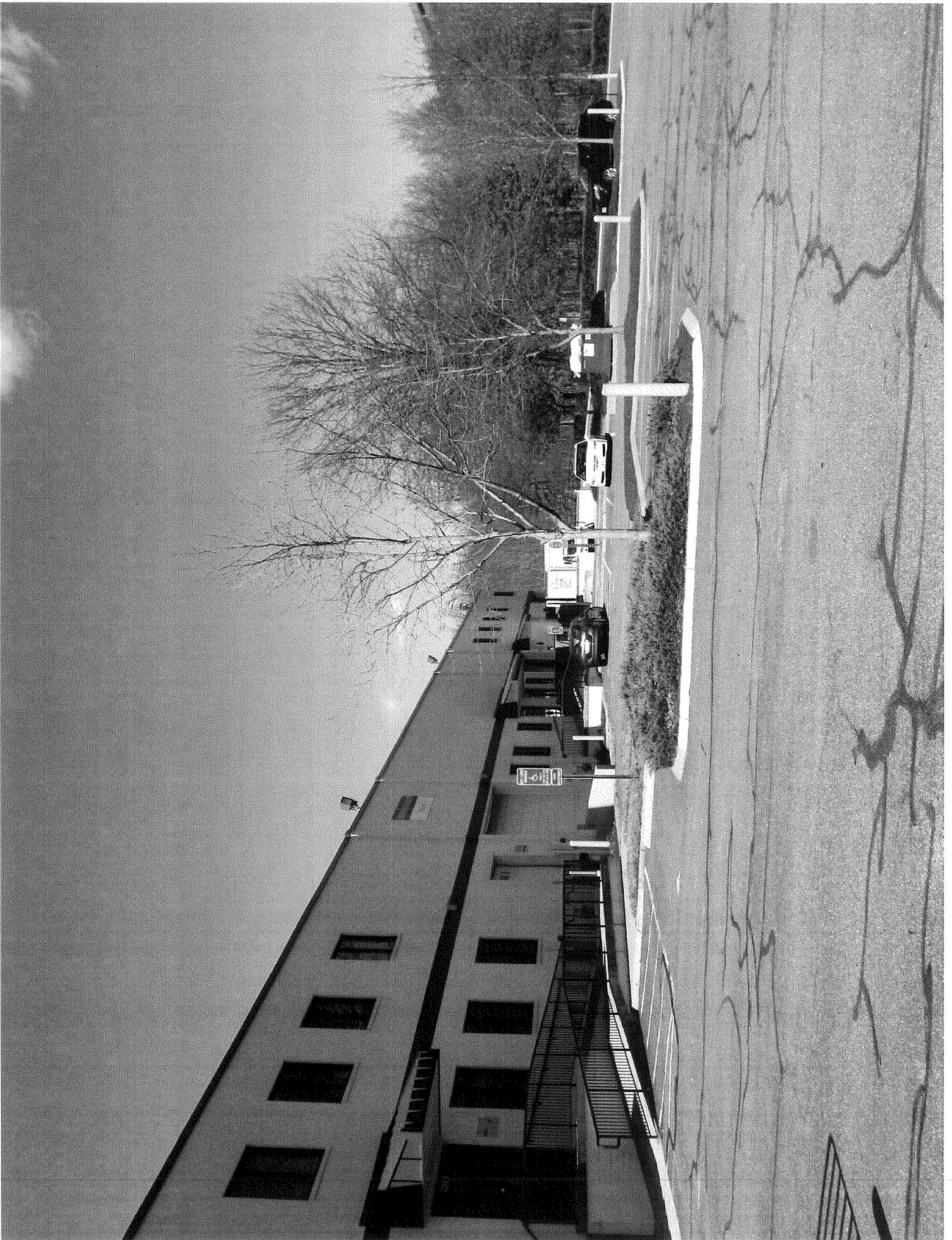














SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for commercial recreation use (a trampoline park) within an existing building. A detailed description of the application is included on page two.

EXISTING SITE DESCRIPTION

The subject parcel, zoned I-5, is located at 7200 Fullerton Road, in the Newington Belvoir Industrial Park. It is southeast of Fort Belvoir, north of Fairfax County Parkway, and west of I-95. The 4.77 acre site is currently developed with an industrial mixed use building containing offices and warehouses. The site is surrounded by industrially zoned properties to the south and east. To the northwest is property owned by the Federal government zoned R-1. Flood plain areas are located to the northeast and south. A Resource Protection Area runs along the eastern side of the property.

Except for the Resource Protection Area which is heavily vegetated, the lot is lightly landscaped with mostly small trees and shrubs. A five foot high retaining wall runs along a portion of the northwestern side of the property. Dumpster pads are located in the southwestern and northeastern corners of the property. An existing ponding easement is located behind the dumpster pad in the northeastern corner of the lot. A 15 foot existing Fairfax Water Easement is located near the southwestern access point of the property and runs to an existing fire hydrant located in a parking median.

A concrete walkway runs along the northeastern side of the structure. Other concrete walkways are located near two raised entrance areas located at the southwest and northeast corners of the portion of the building the applicant proposes to occupy.

The lot is served by two existing access points off Fullerton Road. The site contains a total of 193 parking stalls, including seven spaces dedicated for handicapped use. Fullerton Road is improved with two lanes and a solid median, requiring the property to only have right-in, right-out access.

All site improvements have been made per an approved site plan, including landscaping, stormwater, utilities and road improvements.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Open Space	I-5	Open Space/ Flood Plain
South	Vacant	I-5	Mixed Use

East	Vacant	I-5	Open Space/ Flood Plain
West	Government	R-1	Public Facilities/ Governmental

BACKGROUND

The building was constructed in 1975. The portion of the structure that the applicant proposes to occupy is currently vacant and was previously used as offices and warehouse space.

For similar case history, please see Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area IV
Planning Sector: UP 08, Upper Potomac; SP 05, Springfield
Plan Map: Industrial

ANALYSIS

Special Permit Plat (Copy at front of staff report)

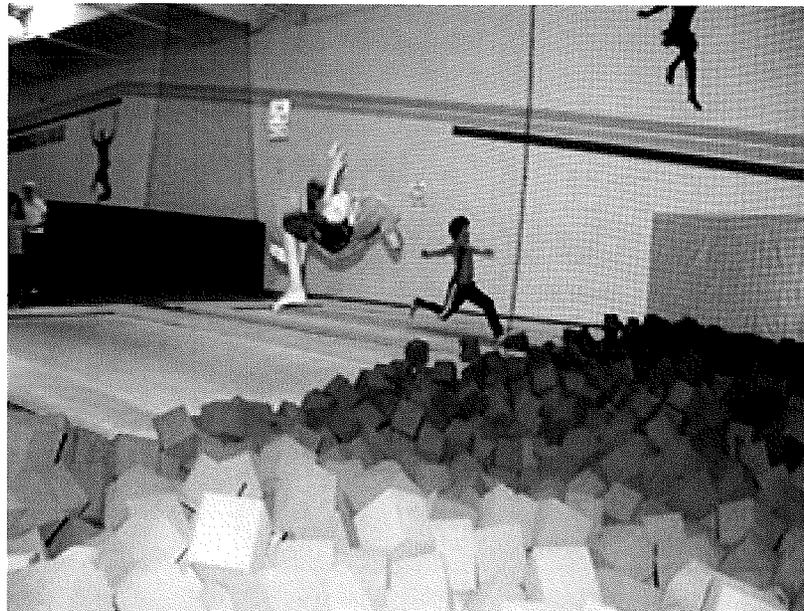
Title of SP Plat: Get Air Trampoline Park, 7200 Fullerton Road – Suite D
Prepared By: Walter L. Phillips, Incorporated
Dated: May 31, 2013

Proposed Use:

The applicant proposes to establish a new 25,927 square foot (including 3,040 square feet of mezzanine) trampoline park within an existing 78,581 gross square foot (including 19,526 square feet of mezzanine) industrial mixed use building in an existing industrial park. Other uses in the industrial park include office and warehouse. The proposed commercial recreation use would include competition rectangular trampolines and pit trampolines; and an accessory use of party room and a galley.

The following are representative photos of the proposed use taken at a similar trampoline park:







The applicant proposes a maximum of 12 employees on site at any one time, and a maximum occupancy of 120 patrons.

Hours of operation are proposed to be Monday through Thursday, 10:00 a.m. to 9:00 p.m.; Friday, 10:00 a.m. to 11:00 p.m.; Saturday, 9:00 a.m. to 11:00 p.m.; and Sunday, 1:00 p.m. to 5:00 p.m.

A surface parking lot provides 193 total parking stalls, 66 of which are dedicated to the proposed use. The other two uses on the property require 60 stalls for the office space and 37 for the warehouse space. This places a total requirement of 163 stalls for all uses on the property, leaving an excess of 30 stalls.

No new exterior construction is proposed.

Transportation Analysis

A Transportation Impact Analysis was not required for this use based on its limited size.

Urban Forestry Analysis

The applicant is requesting a waiver of peripheral parking lot landscaping requirements. While existing landscaping on site meets tree coverage requirements, the width of the landscaping strip between the parking lot and the right-of-way and the width between the parking lot and the southwestern property line is inadequate. The required width along the right-of-way is 10 feet, but the existing width varies from 1.5 feet to 6.5 feet. The required width between the parking lot and abutting property lines is 4 feet, but the existing width varies from 0 feet to 4 feet. Therefore, a waiver/modification of these requirements is requested. Staff agrees that the existing landscaping is adequate. Since the parking lot is existing and no modifications are proposed, staff has no objections to a waiver of the landscaping strip width requirements which can be approved in conjunction with the special permit request for the use.

ZONING ORDINANCE PROVISIONS

The lot is zoned 1-5 zoning district. The site plan demonstrates the bulk regulations are being satisfied.

Special Permit Requirements (See Appendix 4)

General Special Permit Standards (Sect. 8-006)

Staff believes that the application for the use generally meets all of the eight General Special Permit Standards, particularly Standard 3. The applicant is proposing a commercial recreation use in an existing industrial building and does not propose any new construction. The adjacent land area is industrial.

Standards for All Group 5 Uses (Sect. 8-503)

The Group 5 Standards require that the proposed use comply with the lot size and bulk regulations for the I-5 District, comply with the performance standards and satisfy site plan review. The site met these requirements at the time of site plan approval, and no site modifications are proposed.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SP 2013-LE-042 subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Similar Case History
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**September 4, 2013****SP 2013-LE-042**

If it is the intent of the Board of Zoning Appeals to approve SP 2013-LE-042 located at Tax Map 99-1 ((5)) 8 and 9, for a commercial recreation use pursuant to Sect. 5-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Springfield Trampoline Park, LLC, only and is not transferable without further action of this Board, and is for the location indicated on the application, at 7200 Fullerton Road, Springfield, 22150, 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 Walter L. Phillips, Incorporated, dated May 31, 2013, approved with this application, as qualified by these development conditions.
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. The maximum occupancy is limited to 120 customers and 12 employees on-site at any one time.
5. Parking shall be provided in accordance with Article 11 of the Fairfax County Zoning Ordinance. If required by DPWES, a parking tabulation shall be submitted to and approved by the Director which shows that the required parking for all uses can be provided on the site as shown on the special permit plat. All parking for this use shall be on site.
6. The maximum gross floor area of the commercial recreation shall be 25,927 square feet, including 3,040 square feet of mezzanine, as shown on the special permit plat.
7. The interior lay-out shall be in general conformance with the floor plan as shown on Attachment 1.

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, thirty (30) months after the date of approval unless the use has been established as outline 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.

INTEC GROUP, Inc.
 3301 HERMANTOWN ROAD
 FAIRFAX, VA 22030
 P: 703.355.9737
 www.intecgroup.net



GET AIR TRAMPOLINE PARK
 7200 FULLERTON RD SPRINGFIELD, VA
 INTERIOR RENOVATION

NEW WORK PLANS
 SHEET INFORMATION: 01/11/13
 DATE OF DRAWING: 01/11/13
 DRAWN BY: 8880
 JOB NUMBER:
 DRAWING LOG:
 ISSUE: PERMIT REVISION 01/11/13
 DATE:

A1.1

NEW WORK PLAN LEGEND:

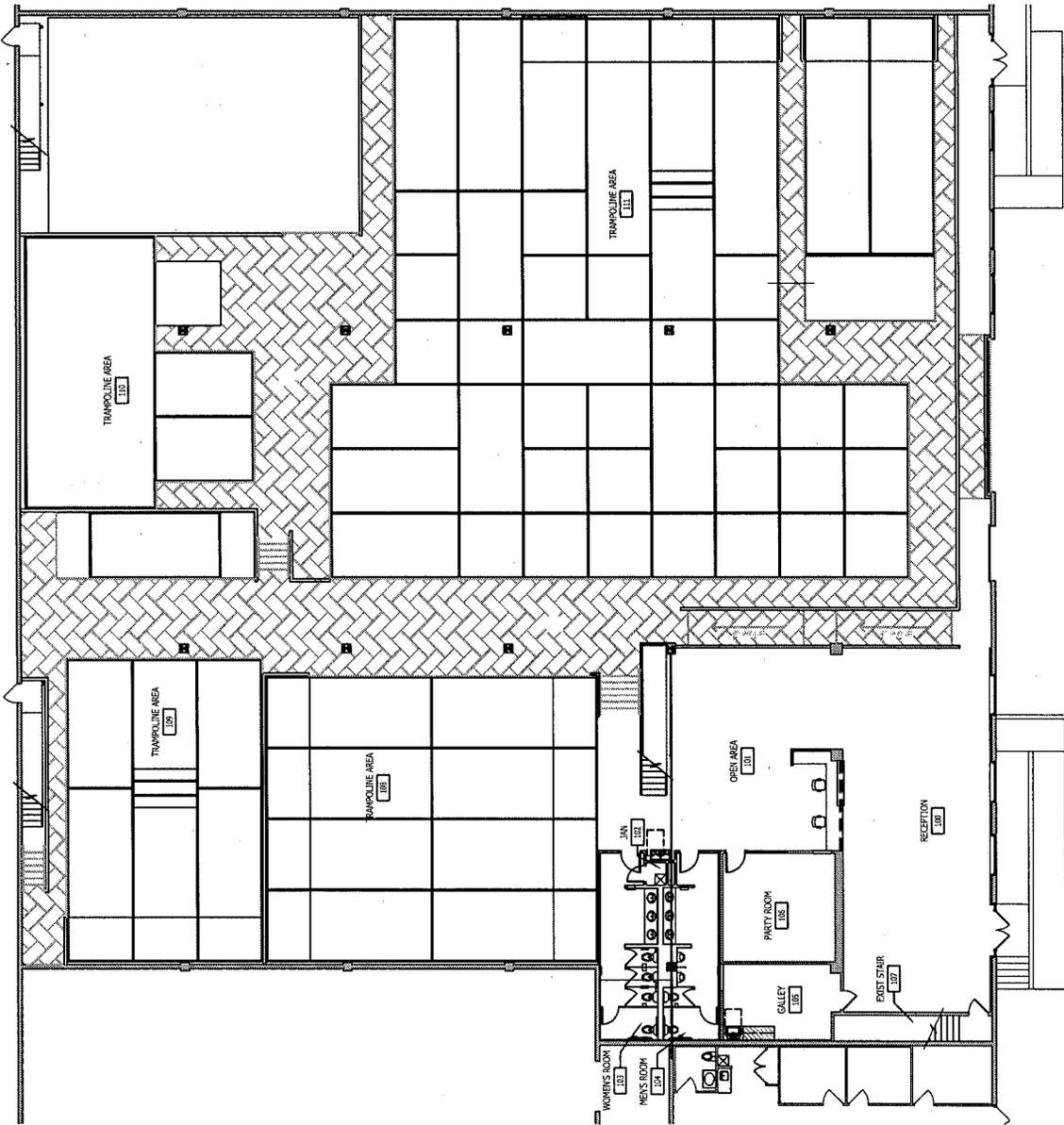
- EXISTING PARTITION TO REMAIN
- NEW PARTITION TO REMAIN
- EXISTING DOOR
- NEW OR RELOCATED DOOR
- EXISTING WINDOW
- NEW WINDOW
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NEW WORK PLAN KEY NOTES:

1. EXISTING OVERHEAD DOOR TO REMAIN IN CLOSED POSITION. REPAIR SEALS & WEATHER STRIPING TO ENSURE A WEATHER TIGHT FLOOR. REMOVE WEATHER STRIPING FROM FLOOR WALL.
2. PROVIDE PARTITION TYPE TO FLOOR TO LE 2" RISK.
3. EXISTING OVERHEAD DOOR TO REMAIN.
4. EXISTING PARTITION TO UNDERSE OF EXISTING STAIR STUMPER.
5. EXISTING FLOOR FINISH TO REMAIN.
6. EXISTING PARTITION CHG FINISH TO REMAIN EXPOSED.
7. REFER TO EXAMINING FROM TRAMPOLINE SUPPLIER FOR INSTALLATION REQUIREMENTS.
8. REFER TO SHEETS A1.3 & A1.4 FOR BEARING BACK SUPPORT FINISHING AND DETAILS.
9. ALL FLOOR FINISHES W/PT. CONCRETE, FLOOR WITH EXISTING SEAL.

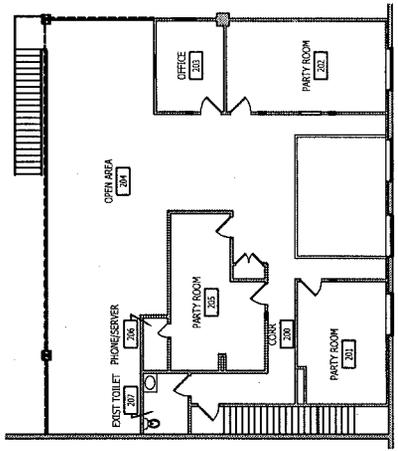
NEW WORK PLAN GENERAL NOTES:

1. REFER TO ALL SHEETS FOR GENERAL INFORMATION & OBSERVATIONS.
2. REFER TO SHEET A1.2 FOR ALL DOOR, WINDOW & WINDOW SCHEDULES.
3. ALL WALL FINISHES ARE TO FACE OF GYP. DR. BOARD UNLESS OTHERWISE NOTED. ELECTRICAL, MECHANICAL, PLUMBING & CONCRETE WORK SHALL BE COMPLETED PRIOR TO THE START OF FINISHES.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.
5. VERIFY ALL UTILITIES ARE PROTECTED FROM ALL FINISHES. FROM EITHER EXISTING OR NEW WORK. TO MATCH EXISTING.
6. CONTRACTOR TO FIELD VERIFY CONDITIONS OF EXISTING DOOR HARDWARE AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.
7. CONTRACTOR TO FIELD VERIFY CONDITIONS OF EXISTING WINDOW HARDWARE AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY.
8. PARTY, POINT & WINDOW SCHEDULES ARE REQUIRED TO PREPARE PARTIES TO ACCEPT RESPONSIBILITIES. C.C. TO USE AT THE PARTY FOR ALL PARTY, POINT & WINDOW SCHEDULES.
9. ALL EXISTING PARTITIONS AND FINISHES TO BE DEMOLISHED TO NEW CONSTRUCTION PRIOR TO RENOVATION.
10. ALL EXISTING PARTITIONS AND FINISHES TO BE DEMOLISHED TO NEW CONSTRUCTION PRIOR TO RENOVATION.
11. VERIFY EXISTING OF EXISTING CONSTRUCTION IN FIELD. IMMEDIATELY NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
12. REPAIR AND REFINISH EXISTING HARDWOOD FLOOR WHERE WALLS WERE REMOVED. PART FINISHES TO BE SCHEDULED TO BE COMPLETED PRIOR TO THE START OF FINISHES.
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50. ALL FLOOR FINISHES TO BE COMPLETED PRIOR TO THE START OF FINISHES.



1. 1ST FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"

2. MEZZANINE FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"



PLAN-NORTH

Application No.(s): SP 2013-LE-042
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2013
 (enter date affidavit is notarized)

I, Peter A. Juanpere, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

121043

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Springfield Trampoline Park, LLC Dustin B. Ward Cameron T. Gentry	1040 NW 36th Court, Camas, WA 98607	Applicant/Lessee Agent Agent
7200 Fullerton, LLC Michael M. Gimbert	5620 Linda Lane, Camp Washington, MD 20748	Title Owner/Lessor Agent
Development Solutions, LLC. Peter A. Juanpere	5314 Tractor Lane, Fairfax, VA 22030	Agent Agent
Intec Group, Inc. Keith D. Switzer Michael C. Friend	3201 Jermantown Road, Fairfax, VA 22030	Agent/Architect Agent Agent
Walter L. Phillips, Inc Aaron M. Vinson Monica R. Westgate	207 Park Avenue, Falls Church, VA 22046	Agent/Engineer Agent Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Springfield Trampoline Park, LLC
1040 NW 36th Court
Camas, WA 98607

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Dustin T. Ward
Cameron B. Gentry

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2013 - LE - 042
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 4

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

7200 Fullerton, LLC
5620 Linda Lane
Camp Springs, MD 20748

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Gimbert Investments, LLC
TriStar Properties, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Gimbert Investments, LLC
5620 Linda Lane
Camp Springs, MD 20748

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael B. Gimbert

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP-2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 4

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

TriStar Properties, Inc.
5620 Linda Lane
Camp Springs, MD 20748

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Curtis Investment Group, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Curtis Investment Group, Inc.
5620 Linda Lane
Camp Springs, MD 20748

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

George T. Curtis, III

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

Page 3 of 4

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Development Solutions, LLC
5314 Tractor Lane
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Peter A. Juanpere

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Intec Group, Inc.
3201 Jermantown Road, Suite 750
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Keith D. Switzer

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2013-LE-043
(county-assigned application number(s), to be entered by County Staff)

Page 4 of 4

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jeffrey J. Stuchel

Brian G. Baillargeon

Aaron M. Vinson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

NONE

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2013
(enter date affidavit is notarized)

121043

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2013-LE-042
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

121043

DATE: June 27, 2013
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

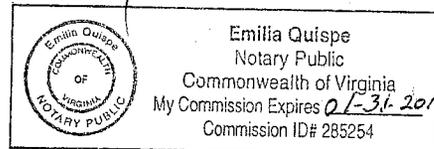
Applicant Applicant's Authorized Agent

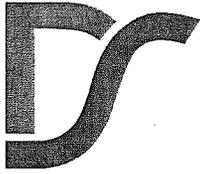
Peter A. Juanpere, RA Authorized Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27th day of JUNE 2013, in the State/Comm. of VAIRGINIA, County/City of FAIRFAX.

Emilia Quispe
Notary Public

My commission expires: 01-31-2017





RECEIVED
Department of Planning & Zoning
APR 25 2013
Zoning Evaluation Division

Board of Zoning Appeals
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Pkwy, Suite 801
Fairfax, VA, 22035

April 23, 2013

Re: Springfield Trampoline Park, LLC – Statement of Justification

To Whom It May Concern:

Springfield Trampoline Park, LLC is the Applicant for approximately 25,927 square feet of space in an existing building located at 7200 Fullerton Road, Springfield, VA 22150. The property is north of the Fairfax County Parkway (Route 286) and west of Fullerton Road (Route 4502) and is identified among the Fairfax County tax map records as 99-1-05, parcels 8 & 9 (the "Subject Property"). The Subject Property is zoned I-5 (General Industrial) and is located in the Lee Magisterial District.

The Applicant proposes to occupy the space for Commercial Recreation Use– an indoor trampoline park. This applicant is a nationally recognized indoor trampoline park with facilities in other areas of the country. There are two components to the facility, the trampoline area and a party facility.

The Zoning Ordinance under Section 5-500, I-5 General Industrial Districts allows under Section 5-503, Special Permits the Use of Group 5- Commercial Recreation Uses.

All of the proposed improvements and parking tabulations are indicated in the Special Permit Plat. In accordance with the submission requirements, please accept the following information.

1. The trampoline component of the facility consists of competition rectangular trampolines and pit trampolines. The actual number of participants at any one time is 160. Games are scheduled by demand or reservation and are staggered throughout the day. The party facility is an accessory use of the trampoline component consisting of 4 party rooms and a galley.

2. Staffing for the facility is twelve (12) people which include the following:
Two (2) Administration/Manger, eight (8) Trampoline Coaches, One (1) Party Specialist and one (1) Janitorial.
3. The proposed hours of operations for the facility are as follows: Monday through Thursday (10 am – 9pm), Friday (10 am – 11 pm), Saturday (9 am – 11 pm), and Sunday (1 pm – 5pm)
4. Traffic impacts associated with the use of the Subject Property is negligible. Based on the guidelines, a development proposal is considered to substantially impact the transportation network if it generates more than 5,000 net new daily vehicle trips.

For purposes of determining compliance with the new regulations, trip generation calculations must meet the following criteria:

- Shall be based upon the rates or equations published in the Institute of Transportation Engineers Trip Generation (described in the Reference Documents chapter, page 73), or alternate published guides or local trip generation studies, if acceptable to the VDOT reviewer.
- Shall *not be reduced* through internal capture rates, pass by rates, or any other reduction methods. The opportunity to properly use these reduction rates will be provided in the traffic impact analysis itself and effect the negotiation of any proffered improvements.
- For *redevelopment sites only* (refer to the Definitions chapter, page 7), when an existing use is to be redeveloped as a different or denser use, trips currently generated by the existing development that will be removed may be deducted from the total trips that are generated by the proposed land use.

Trip generation estimates as required above were determined based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition rates/equations and are provided in Table 1. For purposes of this analysis, it was assumed the proposed use would experience trip generation behavior similar to a “Recreational Community Center”. Therefore, the ITE Land Use Code 495 was considered an appropriate approximation. Based on the analysis, the trampoline park is estimated to generate

5,000 vehicle trips according to the Chapter 870 trip thresholds, the special permit application would **not** be considered to *substantially affect* the transportation network and would therefore be exempt from Chapter 870 compliance.

5. The vicinity or general area to be served by the use is primarily Fairfax County.
6. The Building exists; the Applicant will occupy an existing vacant space. There will not be any building façade renovations or building additions
7. The Applicant is unaware of any hazardous or toxic substances located on the Subject Property.

The proposed Use conforms to the provisions of all applicable Ordinances, regulations, adopted standards and applicable conditions except as may be noted on the special permit plat

Should you have any questions regarding the above or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Board of Zoning Appeals at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter A. Juanpere", written over a horizontal line.

Peter A. Juanpere, RA, LEED AP
Authorized Agent for the Applicant



RECEIVED
Department of Planning & Zoning

MAY 31 2013

Zoning Evaluation Division

Board of Zoning Appeals
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Pkwy, Suite 801
Fairfax, VA, 22035

May 31, 2013

Re: Springfield Trampoline Park, LLC - Statement of Justification

To Whom It May Concern:

Springfield Trampoline Park, LLC is the Applicant for approximately 25,927 square feet of space in an existing building located at 7200 Fullerton Road, Springfield, VA 22150. The property is north of the Fairfax County Parkway (Route 286) and west of Fullerton Road (Route 4502) and is identified among the Fairfax County tax map records as 99-1-05, parcels 8 & 9 (the "Subject Property"). The Subject Property is zoned I-5 (General Industrial) and is located in the Lee Magisterial District.

The Applicant proposes to occupy the space for Commercial Recreation Use- an indoor trampoline park. This applicant is a nationally recognized indoor trampoline park with facilities in other areas of the country. There are two components to the facility, the trampoline area and a party facility.

The Zoning Ordinance under Section 5-500, I-5 General Industrial Districts allows under Section 5-503, Special Permits the Use of Group 5- Commercial Recreation Uses.

All of the proposed improvements and parking tabulations are indicated in the Special Permit Plat. In accordance with the submission requirements, please accept the following information.

1. The trampoline component of the facility consists of competition rectangular trampolines and pit trampolines. Games are scheduled by demand or reservation and are staggered throughout the day. The party facility is an accessory use of the trampoline component consisting of 4 party rooms and a galley.

The actual number of patrons will vary throughout the day.

Weekdays

Morning: 40 patrons, 8 staff
Afternoon: 60 Patrons, 10 staff
Evening: 90-100 patrons, 12 staff

Weekends

Morning: 60 patrons, 10 staff
Afternoon: 90 Patrons, 10 staff
Evening: 120 patrons, 12 staff

2. Staffing for the facility is twelve (12) people which include the following:
Two (2) Administration/Manger, eight (8) Trampoline Coaches, One (1) Party Specialist and one (1) Janitorial.
3. The proposed hours of operations for the facility are as follows: Monday through Thursday (10 am - 9pm), Friday (10 am - 11pm), Saturday (9 am - 11pm), and Sunday (1pm - 5pm)
4. Traffic impacts associated with the use of the Subject Property is negligible. Based on the guidelines, a development proposal is considered to substantially impact the transportation network if it generates more than 5,000 net new daily vehicle trips.

For purposes of determining compliance with the new regulations, trip generation calculations must meet the following criteria:

- Shall be based upon the rates or equations published in the Institute of Transportation Engineers Trip Generation (described in the Reference Documents chapter, page 73), or alternate published guides or local trip generation studies, if acceptable to the VDOT reviewer.
- Shall *not be reduced* through internal capture rates, pass by rates, or any other reduction methods. The opportunity to properly use these reduction rates will be provided in the traffic impact analysis itself and effect the negotiation of any proffered improvements.

- For *redevelopment sites only* (refer to the Definitions chapter, page 7), when an existing use is to be redeveloped as a different or denser use, trips currently generated by the existing development that will be removed may be deducted from the total trips that are generated by the proposed land use.

Trip generation estimates as required above were determined based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition rates/equations and are provided in Table 1. For purposes of this analysis, it was assumed the proposed use would experience trip generation behavior similar to a "Recreational Community Center". Therefore, the ITE Land Use Code 495 was considered an appropriate approximation. Based on the analysis, the trampoline park is estimated to generate 877 average daily vehicle trips. Because the development would generate less than

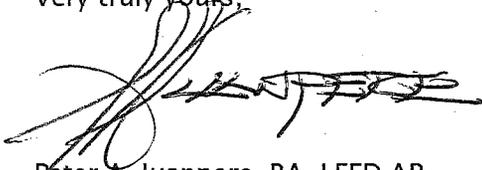
5,000 vehicle trips according to the Chapter 870 trip thresholds, the special permit application would **not** be considered to *substantially affect* the transportation network and would therefore be exempt from Chapter 870 compliance.

5. The vicinity or general area to be served by the use is primarily Fairfax County.
6. The Building exists; the Applicant will occupy an existing vacant space. There will not be any building façade renovations or building additions
7. The Applicant is unaware of any hazardous or toxic substances located on the Subject Property.

The proposed Use conforms to the provisions of all applicable Ordinances, regulations, adopted standards and applicable conditions except as may be noted on the special permit plat

Should you have any questions regarding the above or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Board of Zoning Appeals at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter A. Juanpere', written over a horizontal line.

Peter A. Juanpere, RA, LEED AP
Authorized Agent for the Applicant

Similar Case History

Group: 84-V-049

SP 84-V-049

APPLICANT: GILBERT SECURITY SYSTEMS (GILBERT SMALL ARMS RANGE, INC.)*
STATUS: APPLICATION APPROVED
STATUS/DECISION DTE: 08/07/2004
ZONING DISTRICT: I-8
DESCRIPTION: INDOOR FIRING RANGE *1/12/03 - APPLICANT NAME CHANGED TO GILBERT SMALL ARMS RANGE, INC. BY BZA
LOCATION: 5125 BACKLICK ROAD
TAX MAP #3:
0991 01 0025

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-503 Standards for all Group 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 5 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
3. No building designed primarily and specifically for such use shall be located within 100 feet of any adjoining property which is in an R district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.