



# APPLICATION

## SPECIAL USE PERMIT

**SPECIAL USE PERMIT #** 2012-0016

**PROPERTY LOCATION:** 615 S Pickett St Units A-D, Alexandria, VA 22304

**TAX MAP REFERENCE:** 67-02-02-01 **ZONE:** CG

**APPLICANT:**

Name: Jamboree Jumps LLC

Address: 615 S Pickett St Units A-D, Alexandria, VA 22304

**PROPOSED USE:** Amusement Center with Inflatables for all ages.

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Jonathan Kellela  
Print Name of Applicant or Agent

*Jonathan Kellela* 2/14/2011  
Signature Date

12615 Bear Creek Terr  
Mailing/Street Address

202-413-2727 \_\_\_\_\_  
Telephone # Fax #

Beltsville MD 20705  
City and State Zip Code

DeltaJK@yahoo.com  
Email address

<b>ACTION-PLANNING COMMISSION:</b> _____	<b>DATE:</b> _____
<b>ACTION-CITY COUNCIL:</b> _____	<b>DATE:</b> _____

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 615 S. Pickett St., Alexandria, VA 22304, I hereby

(Property Address)

grant the applicant authorization to apply for the Amusement - Special Use use as  
(use)

described in this application.

Name: Leonard A. Greenberg Trustee

Phone: 301/657-2525

Please Print  
Address: Go Greenhill Realty Co. 4901 Fairmont Ave  
Suite 200, Bethesda MD 20814

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: 2/7/12

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Selam Kellela Mebrat Belay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jonathan Kellela	12615 Bear Creek Terr, Beltsville, MD	50%
2. Selam Kellela	5623 Brookland Ct, Alexandria, VA	25%
3. Mebrat Belay	7328 Mallory, Ln, Alexandria, VA	25%

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 615 S Pickett St, Alex., VA (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. W:R Investment L.P.	4901 Fairmont Ave, Ste 200 Bethesda, MD 20814	100%
2. by Leonard A. Linda K. Greenberg	"	31.32% of W:R
3. W:R Greenberg Trust 093 RS Greenberg Trust 93	" "	31.93% of W:R 31.93% of W:R

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Jonathan Kellela	None	None
2. Selam Kellela	None	None
3. Mebrat Belay	None	None

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

\_\_\_\_\_  
Date    Printed Name    Signature



**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

Maximum of 100 people per any two hour period  
\_\_\_\_\_

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

6 - 10 during the time the center is in operation.  
\_\_\_\_\_

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Monday - Thursday</u>	<u>10am</u> <u>6pm</u>
<u>Friday - Sunday</u>	<u>10am</u> <u>9pm</u>
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Low level sound from the air blowers  
\_\_\_\_\_

B. How will the noise be controlled?

The sound is low enough that it will not be heard outside the rooms.  
\_\_\_\_\_

**8.** Describe any potential odors emanating from the proposed use and plans to control them:

No odors  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9.** Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)  
Food and drink associated trash and debris materials  
\_\_\_\_\_

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)  
Appx. 10 bags per day  
\_\_\_\_\_

C. How often will trash be collected?  
Twice a week or as frequently as Landlord's Trash Service is contracted  
\_\_\_\_\_

D. How will you prevent littering on the property, streets and nearby properties?  
Landlord has onsite Dumpster/Trash Enclosures that would be utilized as part of the lease, in addition to Leasee would provid exterior trash containers for daily trash storage prior to evening disposal  
\_\_\_\_\_

**10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.                       No.

If yes, provide the name, monthly quantity, and specific disposal method below:

\_\_\_\_\_  
\_\_\_\_\_

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[ ] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Extensive employee training with regard to operation of equipment, evacuation in case of emergency, etc.

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**ALCOHOL SALES**

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

[ ] Yes [X] No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

- 90 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

<p><b>Planning and Zoning Staff Only</b></p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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B. Where is required parking located? (*check one*)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 0

<p><b>Planning and Zoning Staff Only</b></p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement?</p> <p style="text-align: center;"><input type="checkbox"/> Yes   <input type="checkbox"/> No</p>
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- B. Where are off-street loading facilities located? N/A
- 
- C. During what hours of the day do you expect loading/unloading operations to occur?  
No loading/unloading needed
- 
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?  
None
- 

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street Access adequate

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### SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building?  Yes  No
- Do you propose to construct an addition to the building?  Yes  No
- How large will the addition be? 0 square feet.

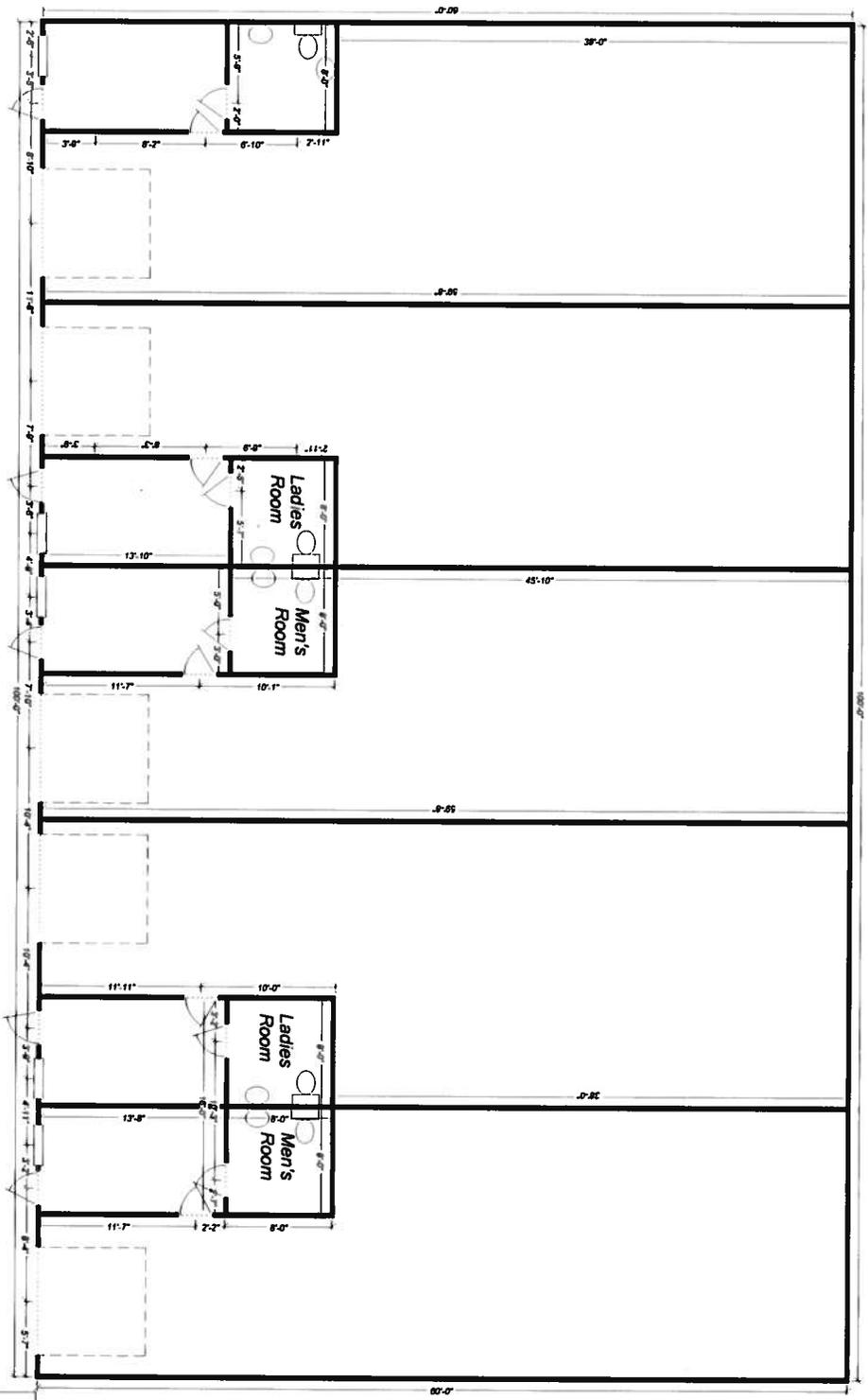
18. What will the total area occupied by the proposed use be?

6000 sq. ft. (existing) + 0 sq. ft. (addition if any) = 6000 sq. ft. (total)

19. The proposed use is located in: (check one)

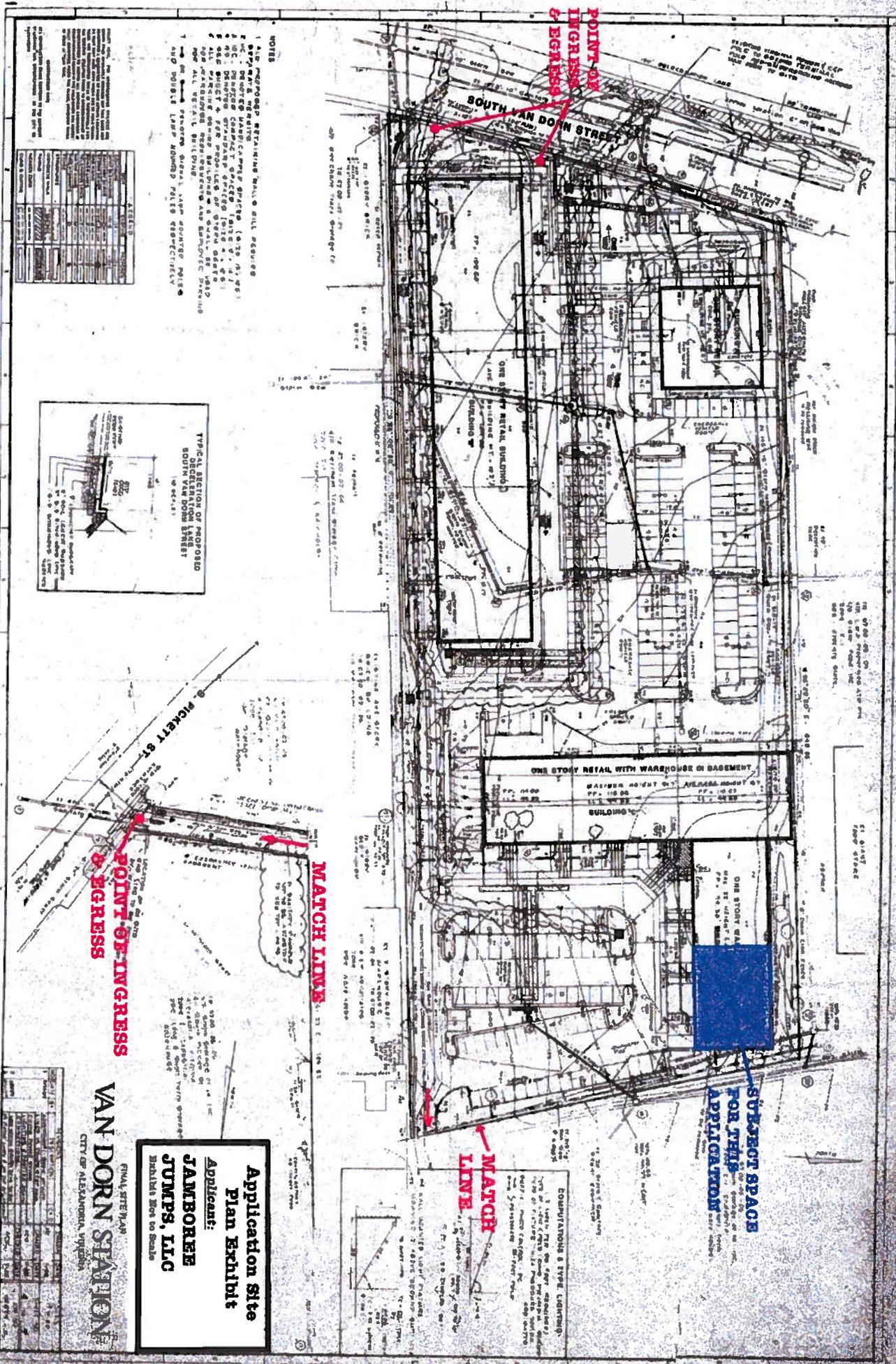
- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: Van Dorn Station
- an office building. Please provide name of the building: \_\_\_\_\_
- other. Please describe: \_\_\_\_\_

End of Application



Jamboree Jumps LLC - Current Floorplan  
 616 S Pickett St, A-E, Alexandria, VA 22304  
 Date: 2/20/2012  
 Names: Jonathan Keltner, Mabret Betsy, Selam Keltner  
 Square Footage: 6000 Sq. Ft.  
 Scale: 1" = 13'4"





- NOTES**
1. ALL PROPOSED RETAINING WALLS SHALL OCCUR ON EXISTING GRADE.
  2. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  3. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  4. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  5. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  6. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  7. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  8. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  9. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.
  10. ALL PROPOSED CONCRETE SHALL BE 3000 PSI.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
2	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
3	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
4	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
5	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
6	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
7	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
8	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
9	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC
10	ISSUED FOR PERMIT	12/12/11	JAMBORE JUMPS, LLC



**Application Site Plan Exhibit**

**Applicant:**  
**JAMBORE JUMPS, LLC**

**FINAL SITE PLAN**  
**VAN DORN STATION**  
 CITY OF ALEXANDRIA, VIRGINIA



SUP 2012-0016

