

**CLIFTON TOWN ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
MONDAY, JULY 31, 2023, 7:30 PM  
WAYNE H. NICKUM MEETING HALL  
12641 CHAPEL ROAD  
CLIFTON, VIRGINIA 20124**

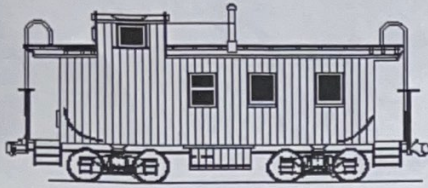
**Present:** Royce Jarrendt, Chair; Phyllis Lovett; Phoebe Peterson; Jeff Stein; Geri Yantis.  
**Staff:** Amanda Christman, Zoning Clerk.  
**Absent:** Town Council Representative Member Regan McDonald; Dwayne Nitz.

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**The Regular Meeting was called to order by Chair Jarrendt at 7:30 PM.**

Order of Business:

1. Non-residential Application:
  - a. 7140 Main Street | Fence.  
See attached application.
    - **Member Stein moved to approve the application stipulating that the fence and posts will consist of wood not metal, seconded by Member Yantis. The motion was approved by poll, 5-0.**
  - b. Ayre Square | Public Notice Sign.  
See attached application.  
Member Yantis indicated that he would mount the laminated portion of the sign onto a wooden sandwich board frame the following day.
    - **Member Yantis moved to dismiss the application because it is not required by the Town Code pursuant to Section 9-14(h), seconded by Member Stein. The motion was approved by poll, 5-0.**
2. Approve May 25, 2023 Minutes.
  - **Member Lovett moved to approve the Minutes as presented, seconded by Member Yantis. The motion was approved by poll, 5-0**
3. Adjournment.  
The meeting was adjourned by general acclamation at 7:50 PM.



CLIFTON ARCHITECTURAL REVIEW BOARD  
TOWN OF CLIFTON, VIRGINIA  
APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

DATE OF APPLICATION: 7/15/2023  
 NAME OF APPLICANT OR AGENT: McNamara Hollowell LLC  
 ADDRESS: 12654 Heron Ridge Dr. Fairfax VA 22030  
 TELEPHONE: 703 447 1292 Email mainstreetpubclifton@gmail.com  
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
 NUMBER: 7140 main street  
 GENERAL DESCRIPTION OF PROPOSAL:  
8' tall Horizontal Slated fence around back of property &  
around new Cooler & Dumpsters.

ATTACHMENTS:

- APPLICATION FEE\*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

[Signature] 7/15/2023  
 SIGNATURE OF APPLICANT OR AGENT DATE  
 Is the applicant or owner a member of a homeowners' association (HOA)?  Yes  No If yes, please obtain the approval of the HOA prior to submission of the application.

HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL  
 CERTIFICATE ISSUED: YES NO  
 (When marked "YES" and signed, this document becomes the "certificate of Appropriateness")  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN, ARB  
 ARB MEMBERS' INITIALS: \_\_\_\_\_  
 CONDITIONS: \_\_\_\_\_

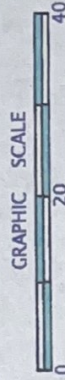
IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: \_\_\_\_\_

\*Application fee:  
 Sign/Fence: \$10.00; if after installation: \$50.00  
 Addition/remodeling project up to 200 SF: \$100.00  
 Addition/remodeling project exceeding 200 SF \$250.00  
 New home construction: \$250.00  
 The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.

- NOTES: 1. FENCES ARE FRAME.  
 2. AREA = 6,585 S.F. (C)  
 AREA = 6,580 S.F. (R)



PLAT  
 SHOWING BUILDING LOCATION ON  
**# 7140 MAIN STREET**  
 TOWN OF CLIFTON  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 20' AUGUST 16, 201



**ALTERRA SURVE**  
 11350 RANDOM HILLS R  
 FAIRFAX, VIRGINIA  
 TEL. NO. 703-520  
 INBOX@ALTERRASURV

CASE NAME:  
**MCNAMARA ENTERPRISES, INC.**  
 ORDERED BY:  
**COMMERCIAL TITLE GROUP**

RECORD NORTH

**MAIN STREET**  
 WIDTH VARIES

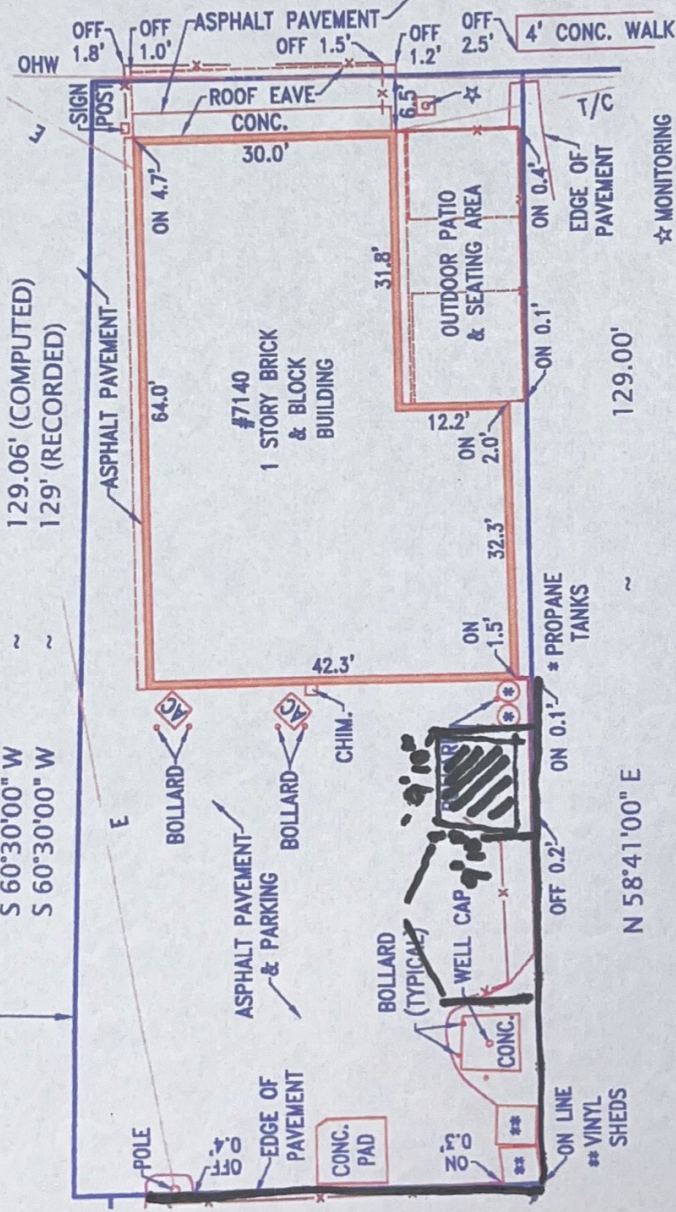
N 31°19'00" W ~ 49.00'



SOUTHERN RAILROAD NORTHBOUND TRACK

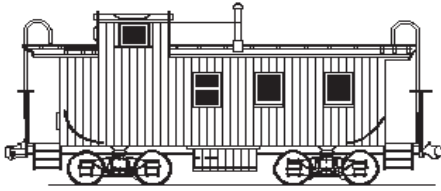
**FORD LANE** R/W WIDTH ±20'

S 60°30'00" W ~ 129.06' (COMPUTED)  
 S 60°30'00" W ~ 129' (RECORDED)



CLIFTON CAFE REALTY, LLC

OF THE EXISTING HAS BEEN ESTABLISHED INSTRUMENT SURVEY THERE SHOWN THERE ENCROACHMENTS.  
 ) WITHOUT THE BENEFIT OF T. THIS PLAT IS SUBJECT TO AND EASEMENTS OF RECORD AND NO CORNER MARKERS SET.



CLIFTON ARCHITECTURAL REVIEW BOARD  
TOWN OF CLIFTON, VIRGINIA  
APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

DATE OF APPLICATION: July 28, 2023  
NAME OF APPLICANT OR AGENT: Amanda Christman for Town of Clifton Special Projects Committee  
ADDRESS: P.O. Box 309, Clifton, VA 20124  
TELEPHONE: 202-415-0377 Email clerk@cliftonva.gov  
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
NUMBER: Ayre Square (0754-02-0029) or alternatively Caboose Plaza RR siding (0754-02-0017)  
GENERAL DESCRIPTION OF PROPOSAL:  
Temporarily display a plastic "sandwich board" sign to serve as VDOT-required public notice for the upcoming Open Forum Public Hearing on Streetscape Phase 2a, which is a Town-sponsored event to be held at the Wayne H. Nickum Community Meeting Hall at 12641 Chapel Rd. on 8/17/23, from 8/1/23 to 8/18/23

ATTACHMENTS:

- N/A  APPLICATION FEE\*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

 July 28, 2023  
SIGNATURE OF APPLICANT OR AGENT DATE

Is the applicant or owner a member of a homeowners' association (HOA)?  Yes  No If yes, please obtain the approval of the HOA prior to submission of the application.

N/A N/A  
HOA REPRESENTATIVE (NAME/SIGNATURE) DATE OF HOA APPROVAL  
CERTIFICATE ISSUED: YES NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN, ARB

ARB MEMBERS' INITIALS: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: \_\_\_\_\_

- \*Application fee:
- Sign/Fence: \$10.00; if after installation: \$50.00
- Addition/remodeling project up to 200 SF: \$100.00
- Addition/remodeling project exceeding 200 SF \$250.00
- New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.



Wayne Nickum Clifton Town Hall

12641

**Town of Clifton  
Public Forum Public Hearing  
Advertisement**

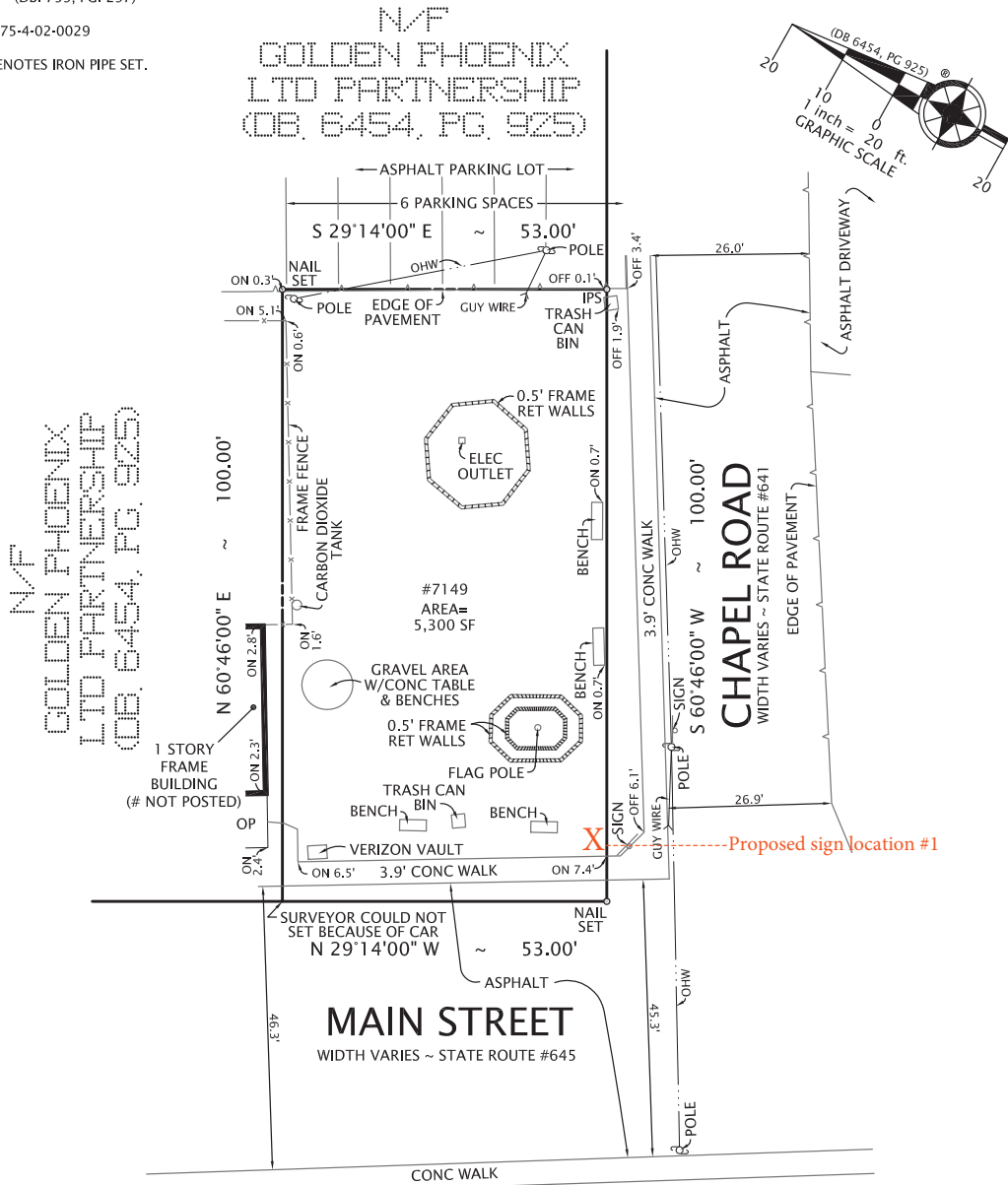
**Main Street Enhancement Project Phase 2a in Downtown Historic Clifton  
Open Forum Public Hearing Thu., Aug. 17, 2023, 7:30–9PM. 12641 Chapel Rd,  
Clifton, VA 20124 (Wayne H. Nickum Community Meeting Hall)** Find out about  
proposed street and sidewalk improvements and utility undergrounding on  
Main St. (Rte. 645) from Ford Ln. to Chapel St. in the Town of Clifton. Proposed  
project is to improve safety and ADA accessibility for pedestrians and enhance  
the beautification and function of Main St. as a scenic and historic byway with  
landscaping and amenities. Come see the proposed plans and learn about the  
project timeline and cost estimate. The Hearing will be held in an open format  
with doors open at 7PM and will begin with a presentation at 7:30PM followed  
by a question-and-answer session and the opportunity to provide public  
comments and discuss individually with project team members until 9 PM.  
Project information, including the approved National Environmental Policy Act  
document, is available on the project website at  
<http://cliftonva.gov/committees/specialprojects/>. Property impact information  
and tentative construction schedules are available for review at the above  
address and will be available at the Public Hearing. Give your written or oral  
comments at the meeting or submit them no later than Aug. 23, 2023 to  
Amanda Christman, Town Clerk, Town of Clifton, P.O. Box 309, Clifton, VA  
20124. You may also email your comments to [clerk@cliftonva.gov](mailto:clerk@cliftonva.gov). Please  
include "UPC 109949 Clifton Main Street Streetscape – Phase 2a" in the email  
subject line. The Town of Clifton ensures nondiscrimination and equal  
employment in programs and activities in accordance with Title VI and Title VII  
of the Civil Rights Act of 1964. If you need special assistance for persons with  
disabilities or limited English proficiency, contact the Town Clerk at the email or  
mailing address listed above no later than Aug. 9, 2023. State Project: CLFT-  
029-101, P102, R201, C502 Federal Project: 5B01094; UPC: 109949 FROM:  
Ford Ln. TO: 50 ft. east of Chapel St.

NOTES: 1. TITLE REPORT WAS PROVIDED BY WALKER TITLE,  
CASE NO. A2101558, EFFECTIVE DATE 10/12/2021 AT 8:00 AM.

- 2. THERE IS A C&P EASEMENT RECORDED AT X-7/549.  
IT IS A BLANKET EASEMENT.
- 3. OWNER: JANE A. LION  
3709 RIVERCHASE PLACE  
HENRICO, VA 23233  
(DB. 759, PG. 297)
- 4. TM: 075-4-02-0029
- 5. IPS DENOTES IRON PIPE SET.

**SURVEYOR'S CERTIFICATE**

I, GEORGE M. O'QUINN, A DULY AUTHORIZED LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING AS PER SECTION 18VAC10-20-370 OF THE VIRGINIA STATE CODE.



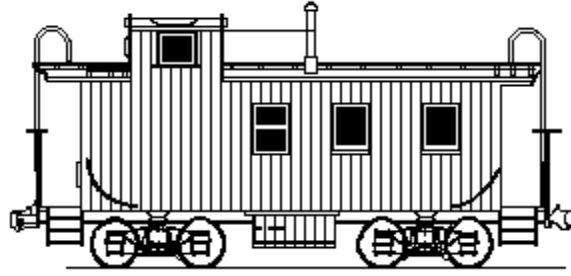
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PLAT  
SHOWING A BOUNDARY SURVEY ON  
THE PROPERTY LOCATED AT  
**#7149 MAIN STREET**  
ALSO KNOWN AS LOT NO. 3  
(DEED BOOK 759, PAGE 297)  
TOWN OF CLIFTON, VIRGINIA  
FAIRFAX COUNTY  
SCALE: 1" = 20'      DECEMBER 15, 2021

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>ORDERED BY:  LION FULLERTON &amp; KNOWLES, P.C.</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  NO CORNER MARKERS SET.</p>		







**CLIFTON TOWN ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
THURSDAY, JULY 27, 2023, 7:30 PM  
WAYNE H. NICKUM MEETING HALL  
12641 CHAPEL ROAD  
CLIFTON, VIRGINIA 20124**

Order of Business:

1. Non-residential Application:
  - a. 7140 Main Street | Cooler and Fence.
2. Approve May 25, 2023 Minutes.
3. Adjournment.