

**CLIFTON TOWN ARCHTECTURAL REVIEW BOARD
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
THURSDAY, FEBRUARY 24, 2022, 7:30 PM**

In accordance with the Town of Clifton's Declaration of a Local Emergency due to the COVID-19 pandemic under Virginia Code § 44-146.21 which enables the Town of Clifton Government bodies to conduct Town business through electronic public meetings under Virginia Code § 2.2-3708.2, the Town of Clifton Architectural Review Board is holding the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meeting was conducted using Zoom teleconferencing audio and video service, and connection information was provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information was provided by Royce Jarrendt, ARB Chair.

Present: Royce Jarrendt, Chair; Town Council Representative Member Regan McDonald; Phyllis Lovett; Jeff Stein; Geri Yantis.

Staff: Amanda Christman, Zoning Clerk.

Absent: Dwayne Nitz; Phoebe Peterson.

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

Order of Business: 7:30 PM

1. 12644 Chapel Road – Motier Cafe

See attached application.

The review of the application was tabled, pending further information from the business owner.

2. 7211 Main Street.

See attached application.

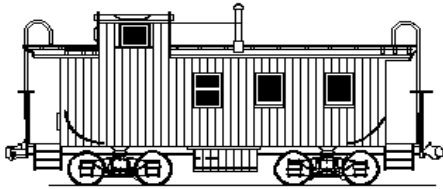
- **Town Council Representative Member McDonald moved to approve the application as amended, consisting of the reinstallation of a 3 or 4 board fence that aligns with the existing 4 board fence with black welded wire mesh installed on the inside, resurfacing of the parking area with gravel, replacement of existing retaining wall with a stacked stone retaining wall, and installation of stone topped steps with brick risers to access the parking area, seconded by Member Stein. The motion was approved by poll, 5-0.**

3. Adjournment.

- **Member Lovett moved to adjourn, seconded by Town Council Representative Member McDonald. The motion was approved by poll, 5-0.**

Minutes adopted by the Architectural Review Board on March 31, 2022 as presented

The meeting was adjourned at 8:13 PM.



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

DATE OF APPLICATION: February 12, 2022
 NAME OF APPLICANT OR AGENT: Lynn & Andrew Screen
 ADDRESS: 7211 Main Street, Clifton, VA 20124
 TELEPHONE: 703-623-7424 Email LynnScreen@gmail.com, Screen.Andrew@gmail.com
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
 NUMBER: 7211 Main Street, Clifton, VA 20124 - 0754-02-0102
 GENERAL DESCRIPTION OF PROPOSAL:

A) Reinstallation of 3 or 4 board fence that aligns with current 4 board fence with welded wire mesh fence installed on inside B) Reinforcement of parking area including:
1) resurfacing of parking area - gravel, 2) construction of stacked stone retaining wall to support parking area, and 3) installation of brick and stone steps to access parking area.
The color of the welded wire mesh is to be black.

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] February 12, 2022
 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.

Perfect Fence LLC
(571) 208-2010

8030 Juliet Lane 202
Manassas, Virginia
20109
United States

Prepared For
Lynn Screen
7211 Main Street
Clifton, Virginia
20124
United States

Proposal Date
01/19/2022

Proposal Number
0000116

Reference
3-rail Board Fence

Scope of Work

Furnish and install approximately 60 linear feet of 4' high 3-board pressure treated wood fence.
The post will be set in dry-packed concrete.

Furnish and install approximately 4 linear feet of 1.5" Secondary rail UltraMax textured black grab rail.

The post will be anchored to the new brick step installed by perfect landscapes.



Perfect Landscapes LLC

P.O Box 604
Ashburn, VA 20146

www.Perfectlandscapes.com

Phone: (703) 433-2739 Fax: (703) 433-2760

VA class A contractor # 2705076217A

Customer Information

Lynn Screen
7211 Main Street
Clifton, VA 20124

January 24, 2022
Estimate: L7092.3

Please find the attached proposal for the requested landscape maintenance work. We appreciate the opportunity to bid with you on this project. Should there be a question about this proposal, please feel free to call or email me to discuss.

Thank you,

Adriel Fermino

Demo & Removal

Remove and Re-Place Existing Fence

Remove existing fence and posts as necessary to allow construction machinery access to proposed installation areas. Stockpile the fence and posts with care on site for re-use. Re-place fence and posts to match existing conditions. Remove excess concrete and/or soil and dispose of offsite.

Note: Any or all fence panels that will be damaged by the removal, will not be Perfect Landscape's responsibility since the fence is not new. If any damage unreparable occurs a change order will be added to install a new fence.

Materials

Qty	Name
1 EACH	Disposal Of Accumulated Debris
9 EACH	4 X 4 X 8' Pressure Treated Lumber
6 EACH	2 x 2 x 8' Pressure Treated Lumber
9 EACH	Sakrete 80 lb. Gray Concrete Mix
0.5 Box	3-in Flat-Head Yellow Zinc Square-Drive Interior/Exterior Wood Screws

Brick Walkway Installation

Dry Laid Stone Base Installation

Proposed patio or walkway area will be painted out with marking paint as proposed in the design. Marked soil is to be excavated as needed and re-used on site where possible. Excess soil will be removed and disposed of offsite. Compact the existing soil base and install filter fabric between existing soil base and 21A stone. Install a 4" tamped 21A stone base compacted to necessary compaction rate. Final preparation for the base includes 1" stone dust leveling course for the stone to be set on.

Red Brick Installation

Install proposed red brick running bond pattern. Tamp pavers into place. Spread sand into joints and prepare sand per the manufacture's specifications.

Note: The client is providing the bricks since is a historic town. Approximately 275 red bricks will be needed to do this job.

Plastic Edge Restraint Installation

Install plastic snap edge restraint to the outer edge of pavers where necessary.

Materials

Qty	Name
3 TN	21 A Gravel
71 SF	Filter Fabric To Separate Soil
0.5 YD	Stone Dust
30 CF	Disposal of Soil

- 0.5 TN Sand-Masonry
- 6 EACH Gator Edge Flex (8' long)
- 40 EACH Paver Spikes

Brick Steps Installation

Install Cement Footing

Excavate a trench approximately 24 inches below grade and approximately 24 inches wide. Rebar will be placed along excavated floor and raised up enough so it sits in the center of the poured cement footing. Vertical rebar will be tied to rebar along footing floor and spaced out accordingly. Pour approximately 6 inches of 3500 psi cement in the bottom of the trench. All excavated soil will be re-used on site if possible or hauled away.

Install CMU Block & Brick Veneer

Install CMU cinder block wall from cement footer or slab to desired height. Veneer the face of the CMU block with brick. Use N Type mortar to construct brick veneer with necessary wall ties for support.

Note: The client is providing the bricks since is a historic town. Approximately 175 red bricks will be needed to do this job.

Install Step Tread or Wall Cap

Install step tread to the steps as shown in the design.

Materials

Qty	Name
1 YD	3500 Psi Concrete (1 Yard)
7 EACH	1/2" x 10' Steel Rebar
0.25 EACH	400 ft. 16.5-Gauge Rebar Tie Wire
30 CF	Disposal of Soil
68 EACH	Concrete Block 8 x 8 x 16
1 EACH	Handyman Concrete Delivery Charge
1.5 TN	Sand-Masonry
4 EACH	Portland Type II Cement
0.4 EACH	CMU Wall Ties Packages of 100
2 EACH	Geogrid Universal (4'x50')
14 SF	2" Thermal Bluestone

Dry Stacked Wall Installation

Stone Wall Base

Proposed Stone Wall will be painted out with marking paint per design. Excavate soil and reuse soil on site or remove soil and haul it away if needed. Install a 4" tamped 21A stone base. This will include compacting base and install filter fabric between soil and 21A stone.

Dry Stacked Stone Wall

Install the new stacked stone wall as shown in the design. The wall will be constructed with 1-3" natural wall stone and be back filled with soil. All resulting debris from this service will be removed from property for disposal.

Back Fill Behind Wall

Areas behind wall will be back filled with soil. Soil will be compacted in layers as needed to provide necessary stabilization and proper drainage.

Install Stone Cap Veneer

Install stone cap veneer on top of the proposed veneered stone wall. The veneered stone cap will overhang the top of the wall approx one inch on all sides.

Materials

Qty	Name
66 SF	Filter Fabric To Separate Soil
28 CF	Disposal of Soil
2.5 TN	21 A Gravel
4 PL	Wallstone Colonial Grey 2"-4"
5 TN	# 57 Stone
4 EACH	Portland Type II Cement
0.5 TN	Sand-Masonry
54 EACH	Pattern Variegated Bluestone 12"x24"

Planting Installation

Plant Installation

Install new plants in locations per the proposed design. All new plantings will have the plant holes amended with compost as planted. Mix compost with existing soil to provide adequate backfill for plant holes.

Note: Plant availability is always subject to change and we cannot guarantee the selected plants will be available at the time of installation. In the event that any of the listed plants, or sizes, become unavailable we will contact the client to discuss possible substitutions and do any appropriate change orders at that time.

Fertilize Plantings

All plants will be fertilized with ornamental fertilizer to help promote root growth.

Mulch and Pre-Emergent Installation

Spread approximately 1.5" of selected mulch and apply pre-emergent across all planting beds and tree rings per design.

Plants

Qty	Name	Size
6	Ilex glabra 'Shamrock' - Shamrock Inkberry - 5 Gallon	5 Gallon
9	Liriope muscari 'Royal Purple' - Royal Purple Lilyturf - 1 Gallon	1 Gallon
1	Azalea 'Girard's Crimson' - Girard's Crimson Azalea - 3 Gallon	3 Gallon

Materials

Qty	Name
1 EACH	South Riding Garden Center Delivery Charge
1 LB	Landscape & Ornamental 14-14-14 Fertilizer
1 CY	Color Enhanced Brown Mulch
0.015 EACH	Snapshot 2.5TG Pre Emergent Granular Herbicide

Lawn Repair

Lawn Repair

All areas of turf damaged from construction will be re-graded and sodded as needed to repair turf. We will lay sod making sure the seams are tightly together and that the seams are staggered. Sod staples will be used to pin sod to the soil if needed. After the sod has been installed we will roll the sod to insure good root-soil contact.

Materials

Qty	Name
1 YD	Top Soil 10% / Compost Mix 90%
0.04 EACH	Sod Staples (Box)
28 EACH	Sod Turf Type Tall Fescue (CT 10 SF)

Parking Lot Resurface (Gravel)

Gravel Resurface

Level the ground along the path of the driveway. Spread and compact the base layer of gravel.

Sod Removal

Remove sod to create proposed planting beds. All accumulated debris will be hauled off-site.

Materials

Qty	Name
14 TN	# 57 Stone
150 SF	Disposal Of Sod

Don's Johns

Materials

Qty	Name	Description
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1 EACH Don's Johns Port A Toilet

Don's John Port a Toilet will be placed on site for the duration of construction for your convenience. It will be removed when deemed unnecessary or at the close of construction.

Irrigation Policy

This contract does NOT include repair and replacement of any irrigation lines or heads that are damaged from installation of this plan. Perfect Landscapes will offer to replace or repair irrigation at the request of the client for \$100 an hour for a Technician and \$50 per hour for assistant labor per man/per/hour plus cost of any materials needed. No repairs will be done without the consent of the client.

Designer/ Estimator: *Adriel Fermino*

Date: **01/24/22**

 Adriel Fermino

I/we Lynn Screen agree to the following terms and conditions.

Customer Signature: _____

Date: _____

Qty	Common Name	Size/Condition
Shrubs		
1	Girard's Crimson Azalea	3 Gallon
6	Shamrock Inkberry	5 Gallon
Perennials and Annuals		
9	Royal Purple Lilyturf	1 Gallon



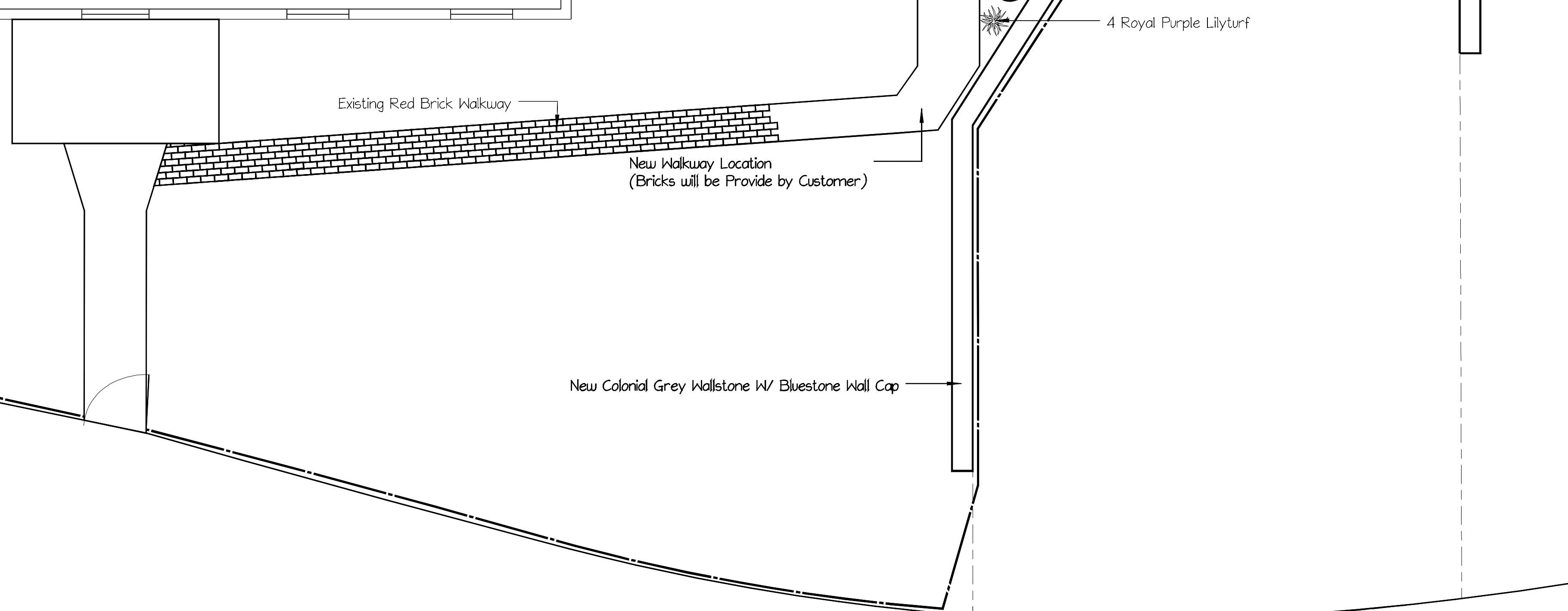
Bluestone Wall Cap



Wallstone Colonial Grey



Bluestone Steps Treads



NOTES

No.	Date	Description
4	1/25/22	Adding fence line
3	1/24/22	Adding Stone Step Treads
2	01/19/22	Remove Natural Step to install Brick steps
1	01/06	Remove CMU Block Wall to install Dry Stacked Wall

Perfect Landscapes
www.perfectlandscapes.com
 a design, build and maintenance firm
 21625 Cascades Pkwy
 Sterling, VA 20166
 (703) 433-2739

Retaining Wall, Walkway & Resurface Parking

Screen Residence
 7211 Main Street
 Clifton, VA 20124

SCALE	1/4" = 1'-0"	PROJECT NO.	
DRAWN BY	AF	SHEET NO.	
CHECKED BY			
DATE	12/28/2021		
DATE OF PRINT			



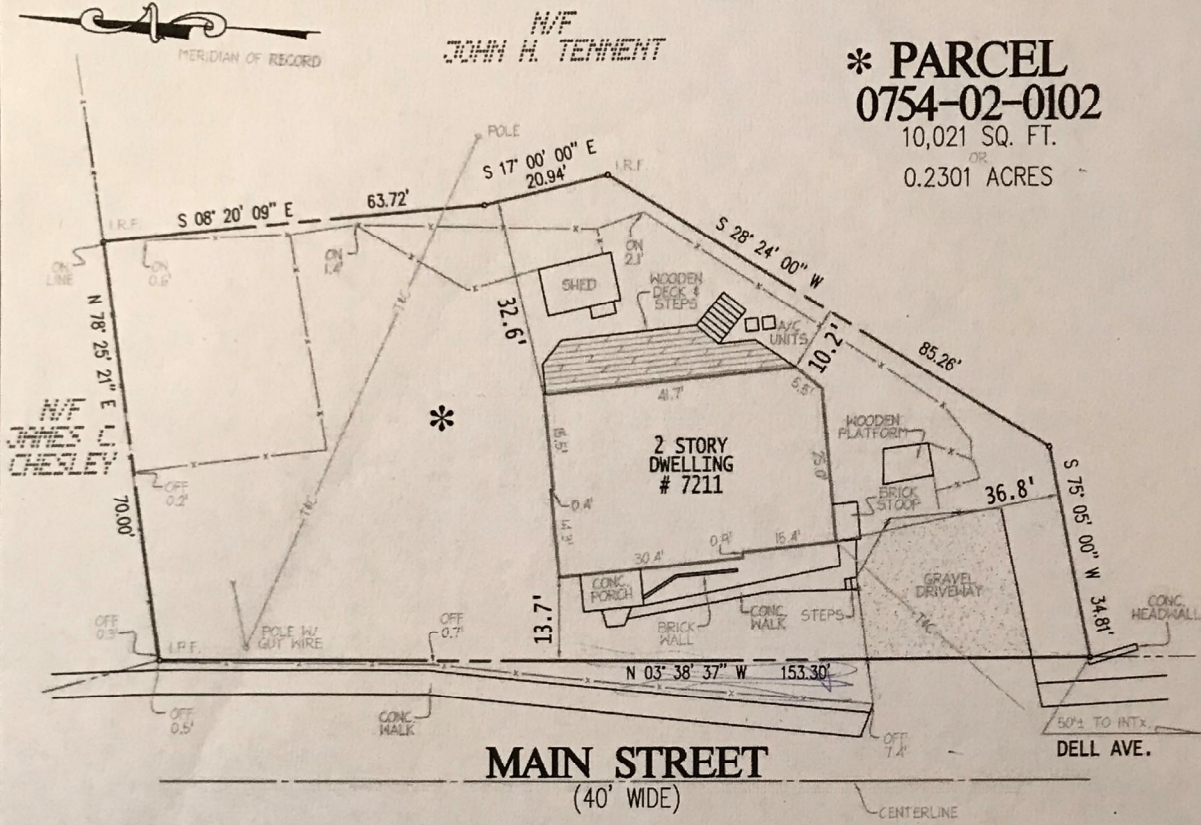












*** PARCEL**
0754-02-0102
 10,021 SQ. FT.
 OR
 0.2301 ACRES

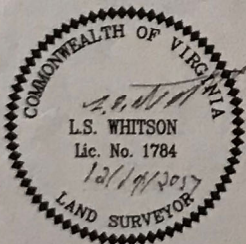
N/F
 JAMES C.
 CHERLEY

N/F
 JOHN H. TENNENT

MAIN STREET
 (40' WIDE)

- LEGEND**
- I.P.F. DENOTES IRON PIPE FOUND
 - I.R.F. DENOTES IRON ROD FOUND
 - A/C DENOTES AIR CONDITIONER
 - N/F DENOTES NOW OR FORMERLY
 - X- DENOTES FENCE LINE
 - T,E&C DENOTES OVERHEAD TELEPHONE, ELECTRIC & CABLE LINES

- NOTES:**
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 51059C0245E EFFECTIVE DATE: SEPTEMBER 17, 2010.
 - 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES. (INCLUDING FENCES).
 - 4) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
 - 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 0754-02-0102.
 - 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
 - 7) EASEMENTS, B.R.L'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 4771, PAGE 737 (UNLESS NOTED OTHERWISE).
 - 8) ROOF EAVES UNDER 2' NOT SHOWN.
 - 9) DEED DOES NOT MATCH COUNTY TAX MAP.



HOUSE LOCATION SURVEY
PARCEL 0754-02-0102
 SPRINGFIELD DISTRICT
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA

R.G.S. TITLE # 219404ANN SCREEN \ TENGESDAL

B.W. SMITH AND ASSOCIATES, INC.			FIELD CREW: L.S. WHITSON
PROFESSIONAL LAND SURVEYING MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com			
DFT: N.L.A.	CHK: L.S.W.	NO TITLE REPORT FURNISHED	JOB# 20172096
		SCALE : 1" = 20'	DATE: 12-12-2017



Clifton Clerk <clerk@cliftonva.gov>

ARB Meeting 2/24

Royce Jarrendt <royce.jarr@yahoo.com>

Mon, Feb 21, 2022 at 10:02 AM

Reply-To: Royce Jarrendt <royce.jarr@yahoo.com>

To: "nucfamily@aol.com" <nucfamily@aol.com>, Clifton Clerk <clerk@cliftonva.gov>, Geri Yantis <gyantis@syaa.com>, Phoebe Peterson <phoebetpeterson@gmail.com>, Regan McDonald <mcdonald.regan@gmail.com>, Jeff Stein <jeffstein@cox.net>, Dwayne Nitz <dwaynenitz@gmail.com>, Royce Jarrendt <royce.jarr@yahoo.com>

Hi All,

I have attached applications below for two applications we have to review during our February meeting this Thursday. Below is the link to attend this meeting vis Zoom.

Please let me know who will be able to attend this meeting so I know if I have a quorum.

[Join our Cloud HD Video Meeting](#)

Join our Cloud HD Video Meeting

Zoom is the leader in modern enterprise video communications, with an easy, reliable cloud platform for video an...

Royce Jarrendt

One Dwelling, Inc.
703 932-5762

2 attachments

20220219_141500 (1).jpg
1515K

archive (18).zip
2957K