

**CLIFTON TOWN ARCHTECTURAL REVIEW BOARD  
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM  
THURSDAY, MARCH 31, 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 held 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 by Royce Jarrendt, ARB Chair.

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

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

Order of Business:

1. 7153 Main Street – Windows, Dormer & Skylight  
See attached application.

- **Town Council Representative Member McDonald moved to approve the application as presented, seconded by Member Stein. The motion was approved by poll, 5-0.**

2. 12644 Chapel Road – Motier Cafe  
See attached application.

Chair Jarrendt indicated that he will talk to Mr. Ivar Setiawan to discuss the option of using paint on the parking spaces’ asphalt rather than as an erected sign. Another option would be to post one sign instead of the proposed three. Additional information will be forthcoming.

3. Harris Park.  
See attached application.

- **Member Stein moved to approve the application as presented, seconded by Member Lovett. The motion was approved by poll, 5-0.**

Approved by the ARB on April 28, 2022 as presented

4. Approve January and February 2022 meeting Minutes.

- **Member Lovett moved to approve the January and February 2022 meeting Minutes as presented, seconded by Member Stein. The motion was approved by poll, 5-0.**

5. 7157 Main Street – New Fence.

It was noted that a new fence is being erected without a COA. The Clerk was directed to contact the property owner with regard to the necessity of submitting an application. The late fee could be waived given the unique situation of the property with respect to repeated traffic collisions with the fence in question.

5. Determine Status of April ARB Meeting.

The Members would like to meet in person for the April Meeting, and Chair Jarrendt will determine if the Town Hall will be available.

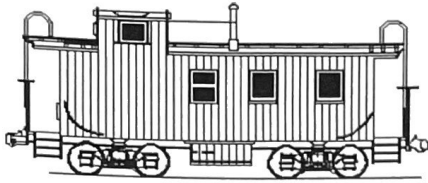
6. Update on 7184 Clifton Road.

A brief update was provided on the pending sale of the property and the plans to replace the existing retaining walls, among other deficiencies.

7. Adjournment.

- **Member Lovett moved to adjourn, seconded by Chair Jarrendt. The motion was approved by poll, 5-0.**

The meeting was adjourned at 8:27 PM.



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

DATE OF APPLICATION: March 15, 2022  
 NAME OF APPLICANT OR AGENT: Adam and Janie Trost  
 ADDRESS: 7153 Main St., Clifton, VA 20124  
 TELEPHONE: (434) 466-5906 Email: ast9d@yahoo.com  
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
 NUMBER: 7153 Main St., Clifton, VA 20124 ; Tax map: 0754 02 0061A  
 GENERAL DESCRIPTION OF PROPOSAL:  
(1) Replacement of old windows  
(2) New back windows  
(3) New dormer  
(4) New skylight  
 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

ASJ 3/15/22  
 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.

# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
weathershield.com

WSOneSource 1.0

### QUOTE

Project Date: 02/27/2022

Quote Date: 02/27/2022

Quote #: 2627145

Printed: 03/03/2022 08:33 AM



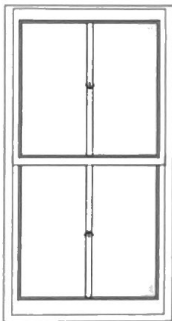
Delivery Instructions

Example replacement window. All replacement windows (8-12 total) will all be the exact same style.

Deliver To:

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
1	1	P.O.: ADAM TROST Location: FRONT LIVING/SIDE Job: 7153 MAIN ST		

Price:



Premium Series Wood Double Hung Tilt Rectangle 6120 1 Wide Complete Unit  
 --- Mfg Date 2/1/2021 to Present  
 --- Frame Style Double Hung  
 See weathershield.com for PG/DP information  
 Sizing Method Jb to Jb/Frame Size - Even  
 --- R/O Size 33 7/8" X 64"  
 --- Jamb Size 33 3/8" X 63 1/2"  
 Venting R/O - Top 0" Venting R/O - Btm 0"  
 --- Glass Size - Top 27 7/8" X 27 11/16" - Bottom 27 7/8" X 27 11/16"  
 Operating Code - Operating  
 Pine Exterior Species - Primed  
 - White  
 --- Exterior Panel/Sash Color White  
 --- No Exterior Casing -  
 --- No Sillnose -  
 --- 5 1/2" Installation Clips - Factory Applied  
 4 9/16" Jamb Depth -  
 Pine Interior Material Primed - White  
 --- Primed White Wood Jamb Liner  
 Insulated Low E  
 --- W/Out Neat Clean Glass  
 Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black  
 --- W/Protective Film  
 --- Black Spacer  
 --- W/Inert Airspace Gas  
 1-1/8" - Pine - SDL W/GBG - Rectangular - All Sash -  
 --- Colonial Interior Bar Profile  
 --- Primed - White -  
 --- 2 W 1 H / 2 W 1 H /  
 Rustic Bronze - Historical Lock Single Lock -  
 --- No Jamb Jack Screws  
 W/Low-Profile Half Screen - Shipped Loose

(Viewed from Exterior)

Rough Opening 33-7/8" x 64"  
Overall Jamb 33-3/8" x 63-1/2"



# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
weathershield.com

WSOneSource 1.0

### QUOTE

Project Date: 02/27/2022

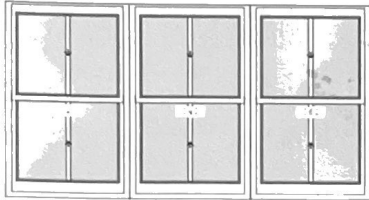
Quote Date: 02/27/2022

Quote #: 2627145

Printed: 03/03/2022 08:33 AM

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
8	1	P.O.: ADAM TROST Location: NEW OPENING Job: 7153 MAIN ST		

2



Premium Series Wood Double Hung Tilt Rectangle 6120 3 Wide Complete Unit  
 ---- Mfg Date 2/1/2021 to Present  
 ---- Frame Style Double Hung  
 See weathershield.com for PG/DP information  
 Sizing Method Jb to Jb/Frame Size - Even  
 Pine Exterior Species - Primed  
 - White  
 ---- Exterior Panel/Sash Color White  
 ---- No Exterior Casing -  
 ---- No Sillnose -  
 ---- 5 1/2" Installation Clips - Factory Applied  
 4 9/16" Jamb Depth -  
 Pine Interior Material Primed - White  
 ---- Primed White Wood Jamb Liner  
 Insulated Low E  
 ---- W/Out Neat Clean Glass  
 Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black  
 ---- W/Protective Film  
 ---- Black Spacer  
 ---- W/Inert Airspace Gas  
 1-1/8" - Pine - SDL W/GBG - Rectangular -  
 ---- Colonial Interior Bar Profile  
 ---- Primed - White -  
 Rustic Bronze - Historical Lock Single Lock -  
 ---- No Jamb Jack Screws  
 W/Low-Profile Half Screen - White - Shipped Loose  
 0 1/16" - Vertical Spread Mull

(Viewed from Exterior)  
 Rough Opening 99-5/8" x 54"  
 Overall Jamb 99-1/8" x 53-1/2"  
 Miscellaneous Charges  
 SHIPPING & HANDLING 95.00

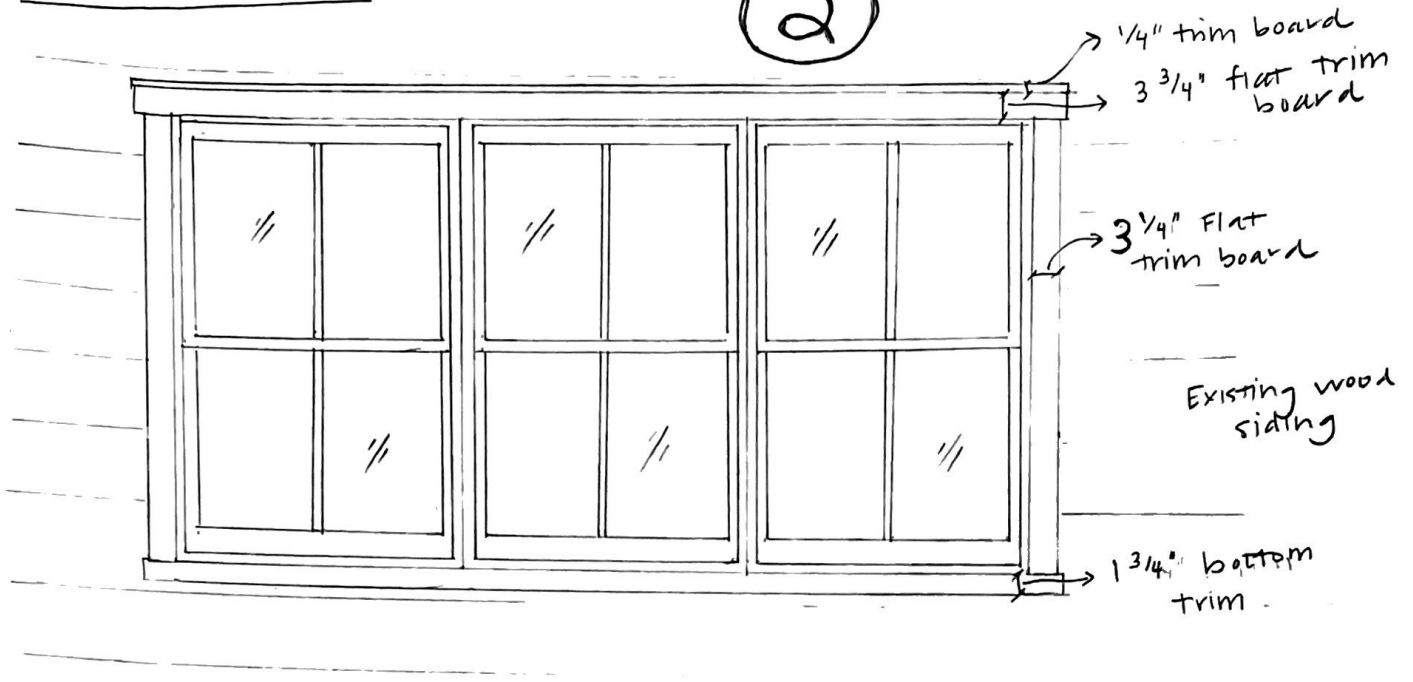
Both new back windows will be the same style, but size will be slightly different, one 54" and one 64" high

Price:	
Misc. Taxable Charges:	
State Taxes:	
City Taxes:	
Local Taxes:	
Taxes (Other):	
Misc. Non-Taxable Charges:	
<b>Total Price</b>	

Thank you for choosing Weather Shield Windows & Doors

7153 MAIN STREET : WINDOW TRIM

2



Scale is approximate



③ New dormers to match existing ↗







# Trost Residence ARB Set

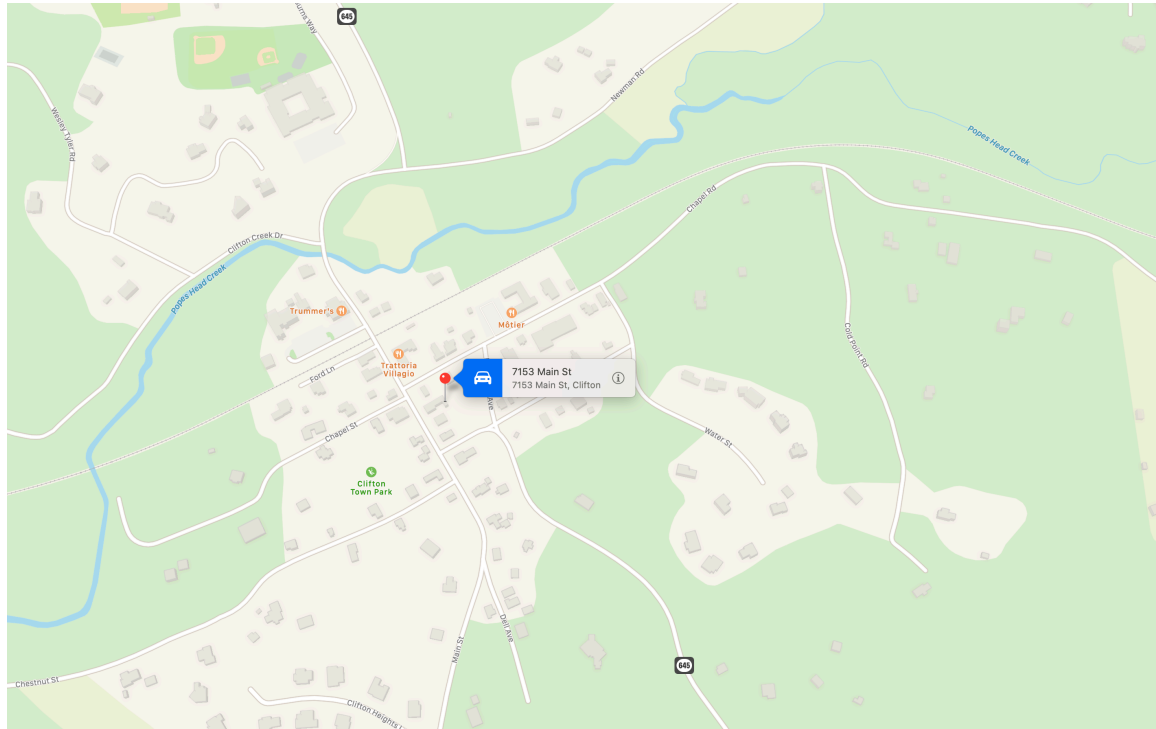
## TABLE OF CONTENTS

- CS-1 - COVER SHEET
- CS-2 - 3D VIEWS EXISTING AND PROPOSED
- CS-3 - 3D VIEWS EXISTING AND PROPOSED
- CS-4 - PROPOSED PLAN - 1ST FLOOR
- CS-5 - PROPOSED PLAN - 2ND FLOOR
- CS-6 - PROPOSED ROOF PLAN
- CS-7 - PROPOSED SECTIONS
- CS-8 - PROPOSED SECTIONS

11x17 PLAT

**Trost Residence**  
 7153 Main Street  
 Clifton, VA 20124

### SITE MAP N.T.S.



The following load criteria are based on Chapter 16 of the Virginia Construction Code, Chapter 3 of the Virginia Residential Code.

MINIMUM DESIGN LIVE LOAD VALUES per Virginia Residential Code (IRC) Table R301.5:

- Exterior Balconies = 60 psf
- Decks = 40 psf
- Fire Escapes = 40 psf
- Passenger Vehicle Garages = 50 psf
- Attics Without Storage = 10 psf
- Attics With Storage = 20 psf
- Rooms Other Than Sleeping Rooms = 40 psf
- Sleeping Rooms = 30 psf
- Stairs = 40 psf
- Guardrails and Handrails = 200 PSF

RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS per Virginia Residential Code (IRC) Table R301.2(1) amended as follows:

- Ground Snow Load = 25 psf
- Wind Speed (3 second gust method) = 90 mph
- Earthquake spectral response acceleration (at short periods = .16), (at 1 sec. period = .053)
- Residential Seismic Design Category = B
- Weathering Probably for Concrete = Severe
- Frost Line Depth = 24 inches
- Termites = Moderate to Heavy
- Decay = Slight to Moderate
- Fire department vehicular load (Point = 62 Kips), Uniform = 450psf

- 2018 Virginia Construction Code (IBC) | USBC, Part I
- 2018 Virginia Existing Building Code (IEBC)
- 2018 Virginia Energy Conservation Code (IECC)
- 2019 Virginia Mechanical Code (IMC)
- 2018 Virginia Plumbing Code (IPC)
- 2018 Virginia Fuel Gas Code (IFGC)
- 2017 National Electrical Code | www.nfpa.org
- 2018 Virginia Maintenance Code (PMC)
- 2018 Virginia Building and Fire Code Related Regulations
- 2018 Virginia Statewide Fire Prevention Code (IFC)
- 2018 International Fire Code (IFC)
- 2017 ICC/ANSI 117.1 for Accessibility Standards
- 2018 Virginia Residential Code (IRC) (For Residential Projects Only)
- County publications

#### County Code

- Chapter 61, Building Provision
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 71, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule

#### DESIGN VALUES

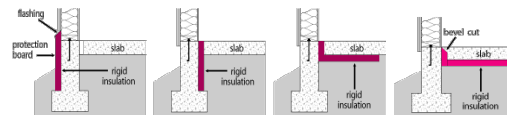
Using the table below, install insulation or glazing with the R-values or U-factors shown, respectively. Higher insulation R-values are permitted provided their dimensions properly fit in the intended cavity. Glazing with lower U-factors than required are also permitted.

Element	New Homes, additions U-factor	Sunrooms R-value
Windows/doors	0.35	0.50
Doors	0.35	0.50
Skylights	0.60	0.75
R-value		
Ceilings	38	19
Walls (wood framed)	13	13
Walls (concrete, CMU)	5/10 <sup>2</sup>	5/10 <sup>2</sup>
Floors	19	19
Basement Walls	10/13 <sup>2</sup>	10/13 <sup>2</sup>
Slab-on-grade <sup>3</sup>	10	10
Crawl Space Walls <sup>4</sup>	10/13 <sup>2</sup>	10/13 <sup>2</sup>

**Approved**

Clearly indicate on the drawings the required R-values and U-factors from the table to the left or from a RESCheck computation (see below). When applicable, attach the RESCheck Compliance Certificate to each set of your construction plans.

<sup>1</sup>Use R-5 when insulation is applied to the exterior; use R-10 when insulation is applied on the interior.  
<sup>2</sup>Use R-10 when applied continuously against the wall; use R-13 when applied between studs or furring strips.  
<sup>3</sup>Insulation must extend from the slab edge to a length of 24" vertically and/or horizontally; see figure below.  
<sup>4</sup>Use insulation on crawl space walls in unvented-conditioned crawl spaces with no floor insulation above.



**SLAB-ON-GRADE INSULATION REQUIREMENTS**

(Insulation must extend from the slab edge to a length of 24 inches vertically and/or horizontally.)



#### SYMBOLS LEGEND:

- |                |                     |                 |   |
|----------------|---------------------|-----------------|---|
| <b>BEDROOM</b> | ROOM NAME / NUMBER  | REVISION NUMBER | EXISTING PARTITION TO REMAIN  |
|                | CENTER LINE         |                 | NEW PARTITION TO BE DEMOLISHED  |
|                | SPOT ELEVATION      |                 | EXISTING DOOR, FRAME AND HARDWARE TO REMAIN   |
|                | DETAIL INFORMATION  |                 | EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED.<br>NOTE: SEE GENERAL NOTES FOR FURTHER INFO. |
|                | SECTION INFORMATION |                 | NEW DOOR  |
|                | INTERIOR ELEVATION  |                 | EXISTING FIXTURES, MILLWORK TO BE REMOVED.  |
|                | KEY NOTE            |                 | DUPLEX ELECTRICAL RECEPTACLE (110V/20AMP)   |
|                |                     |                 | QUADRAPLEX ELECTRICAL RECEPTACLE (110V/20AMP)   |
|                |                     |                 | DATA RECEPTACLE   |
|                |                     |                 | TELEPHONE RECEPTACLE  |

Revision Date	Rev. No.	Description

Drawing Title:  
**Cover Sheet ARB Set**

Drawing Issue:  
**ARB Set  
03-16-2022**

Date: 03-16-22	Sheet
Scale:	<b>CS-1</b>
Drawn:	
Chd:	
Project No.:	2 of 8



**Trost Residence**  
7153 Main Street  
Clifton, VA 20124

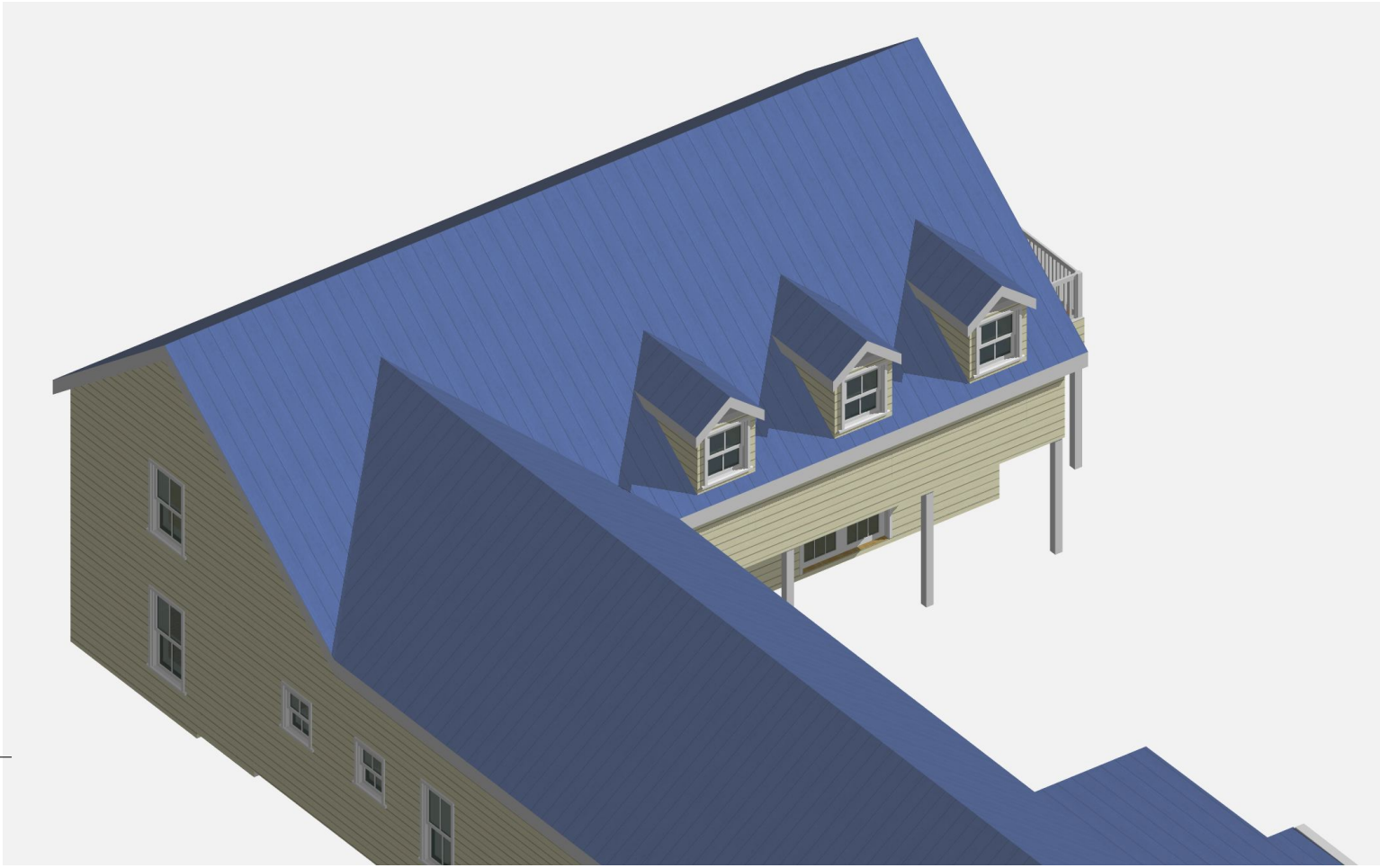
Revision Date:	Rev. No.	Description:

Drawing Title:  
**3D Views Existing and Proposed**

Drawing Issue  
**ARB Set**  
**03-16-2022**

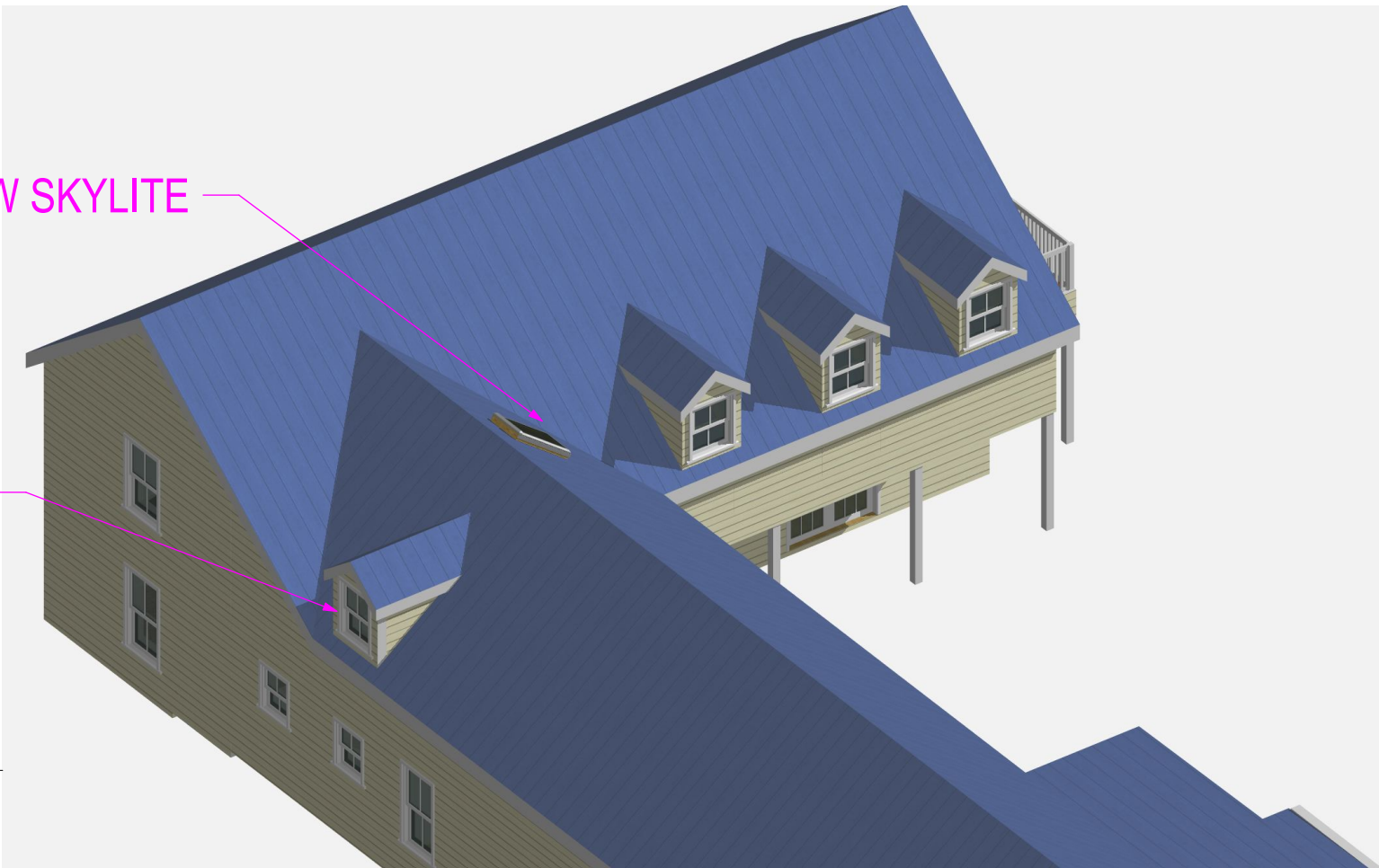
Date: 03-16-22	Sheet
Scale:	<b>CS-2</b>
Drawn:	
Chd:	
Project No.:	
3 of 8	

1 Existing Iso with roof all  
CS-2



NEW SKYLITE  
NEW EGRESS DORMER  
To match Existing

2 3D Iso with roof all Opt3c  
CS-2





**Trost Residence**

7153 Main Street  
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

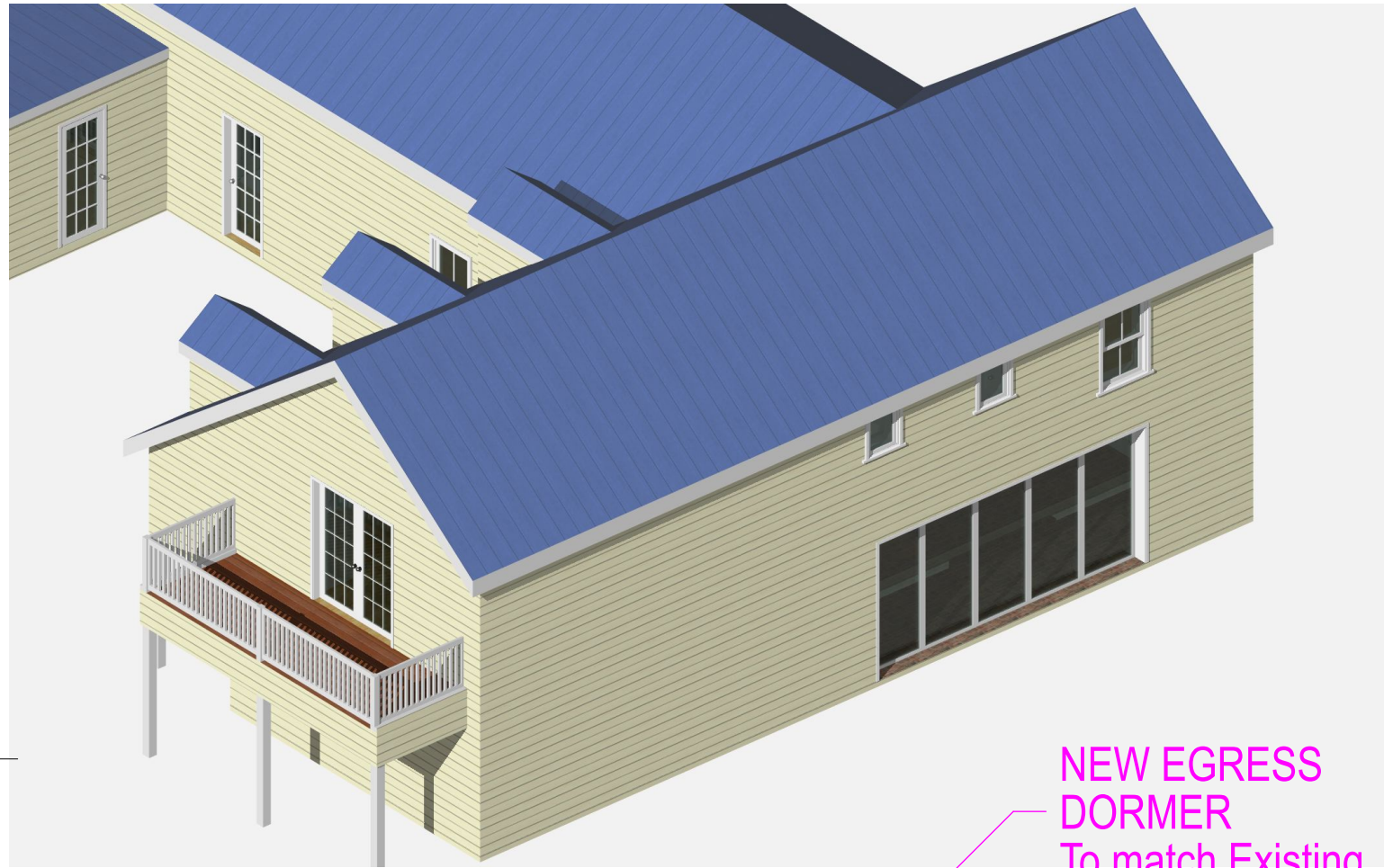
Drawing Title:  
**3D Views Existing and Proposed**

Drawing Issue:  
**ARB Set  
03-16-2022**

Date: 03-16-22	Sheet
Scale:	<b>CS-3</b>
Drawn:	
Chd:	
Project No.:	

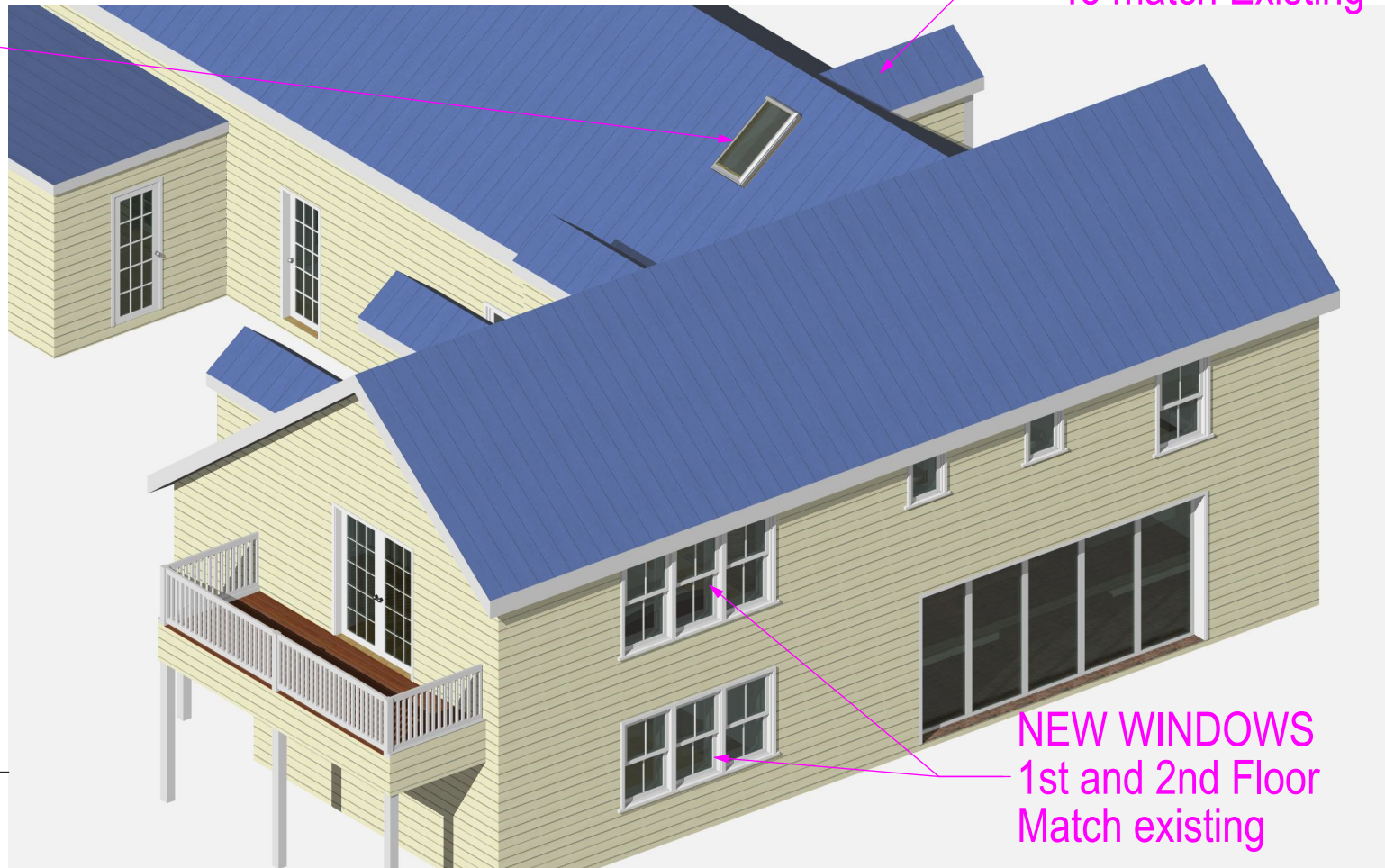
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1  
CS-3 3D Iso Roof Rear Existing

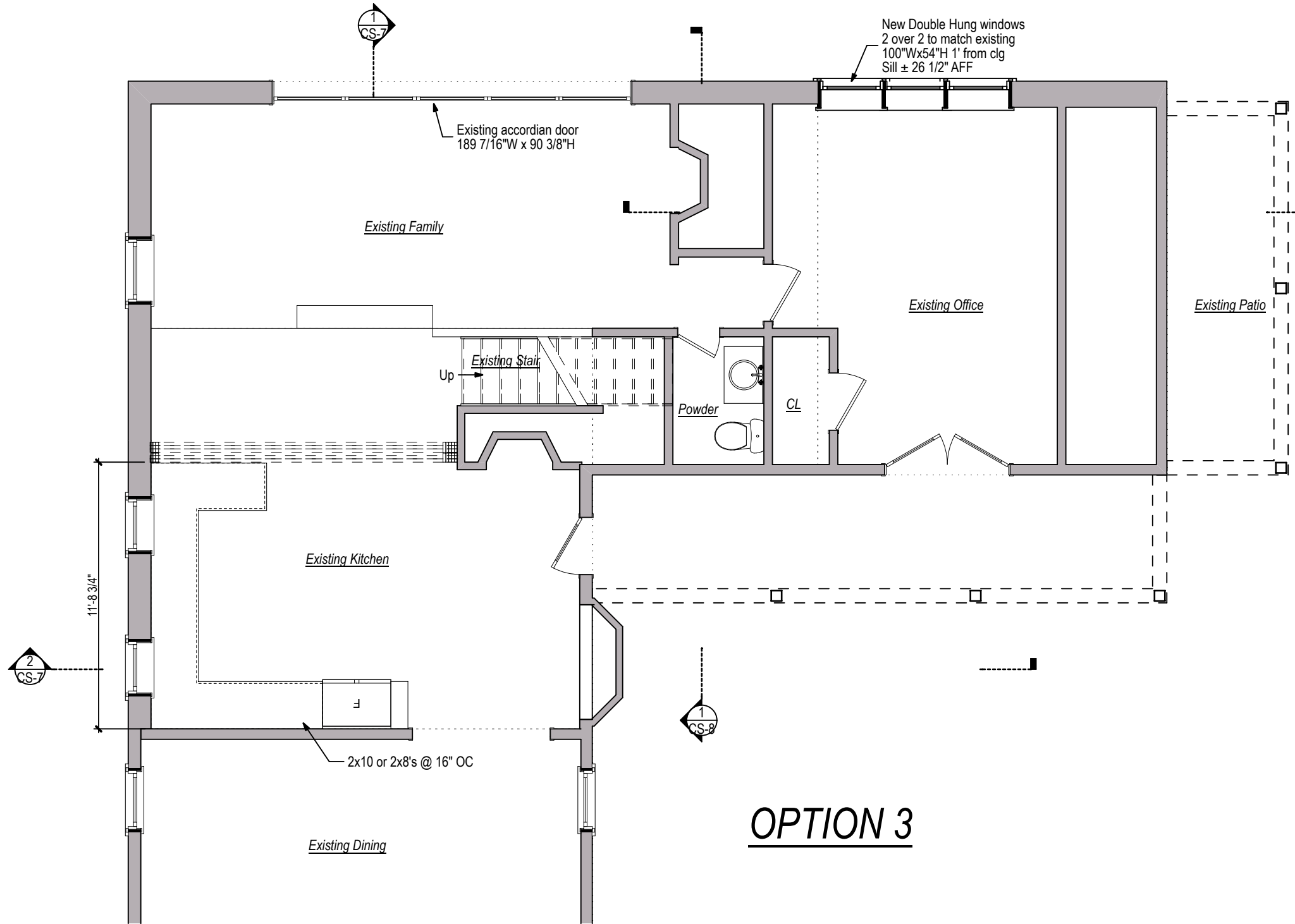


NEW SKYLITE

2  
CS-3 3D Iso Roof Rear Opt 3c



**Trost Residence**  
 7153 Main Street  
 Clifton, VA 20124



**OPTION 3**

1 Proposed Plan First Floor Option 3  
 CS-4 SCALE: 3/16" = 1'-0"

Revision Date	Rev. No.	Description

Drawing Title:  
**Proposed Plan - 1st Floor Option 3**

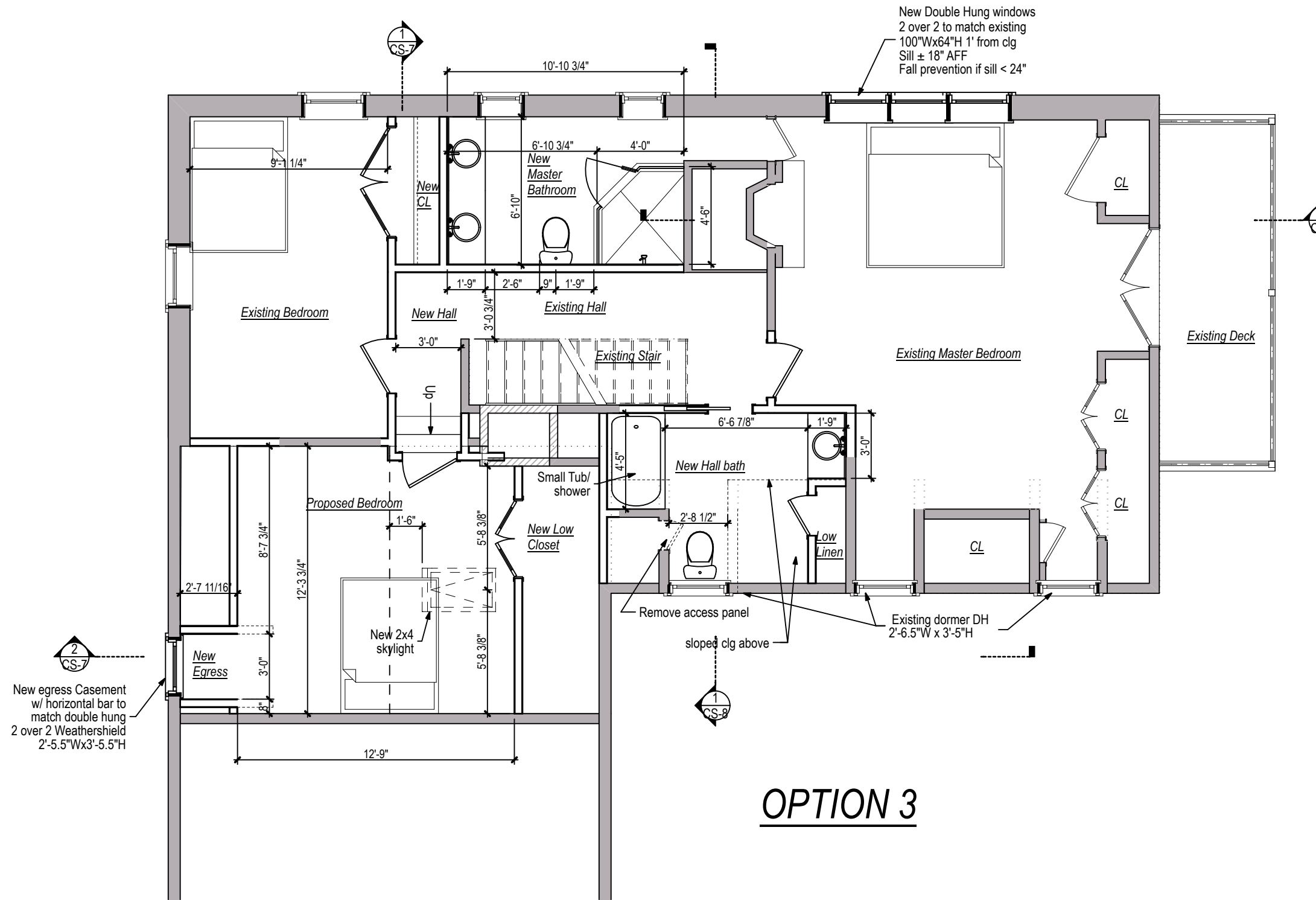
Drawing Issue  
**ARB Set**  
**03-16-2022**

Date: 03-16-22	Sheet
Scale:	<b>CS-4</b>
Drawn:	
Chd:	
Project No.:	

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**Trost Residence**  
 7153 Main Street  
 Clifton, VA 20124



**OPTION 3**

Revision Date	Rev. No.	Description

Drawing Title:  
**Proposed 2nd Floor  
 Option 3**

Drawing Issue:  
**ARB Set  
 03-16-2022**

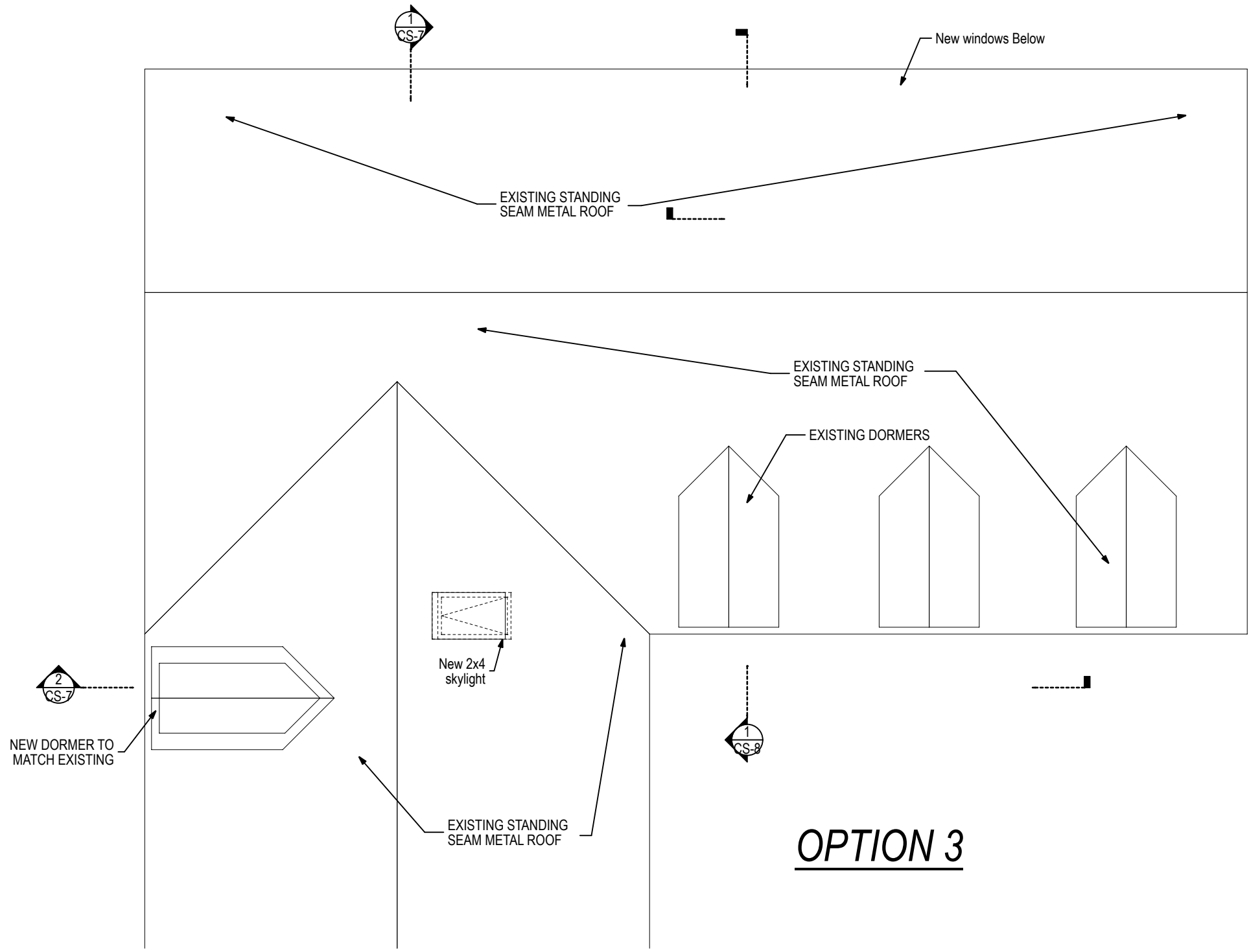
Date: 03-16-22	Sheet
Scale:	<b>CS-5</b>
Drawn:	
Chd:	
Project No.:	

**1**  
 CS-5 Proposed Plan Second Floor Option 3  
 SCALE: 3/16" = 1'-0"

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**Trost Residence**  
7153 Main Street  
Clifton, VA 20124



**OPTION 3**

Revision Date	Rev. No.	Description

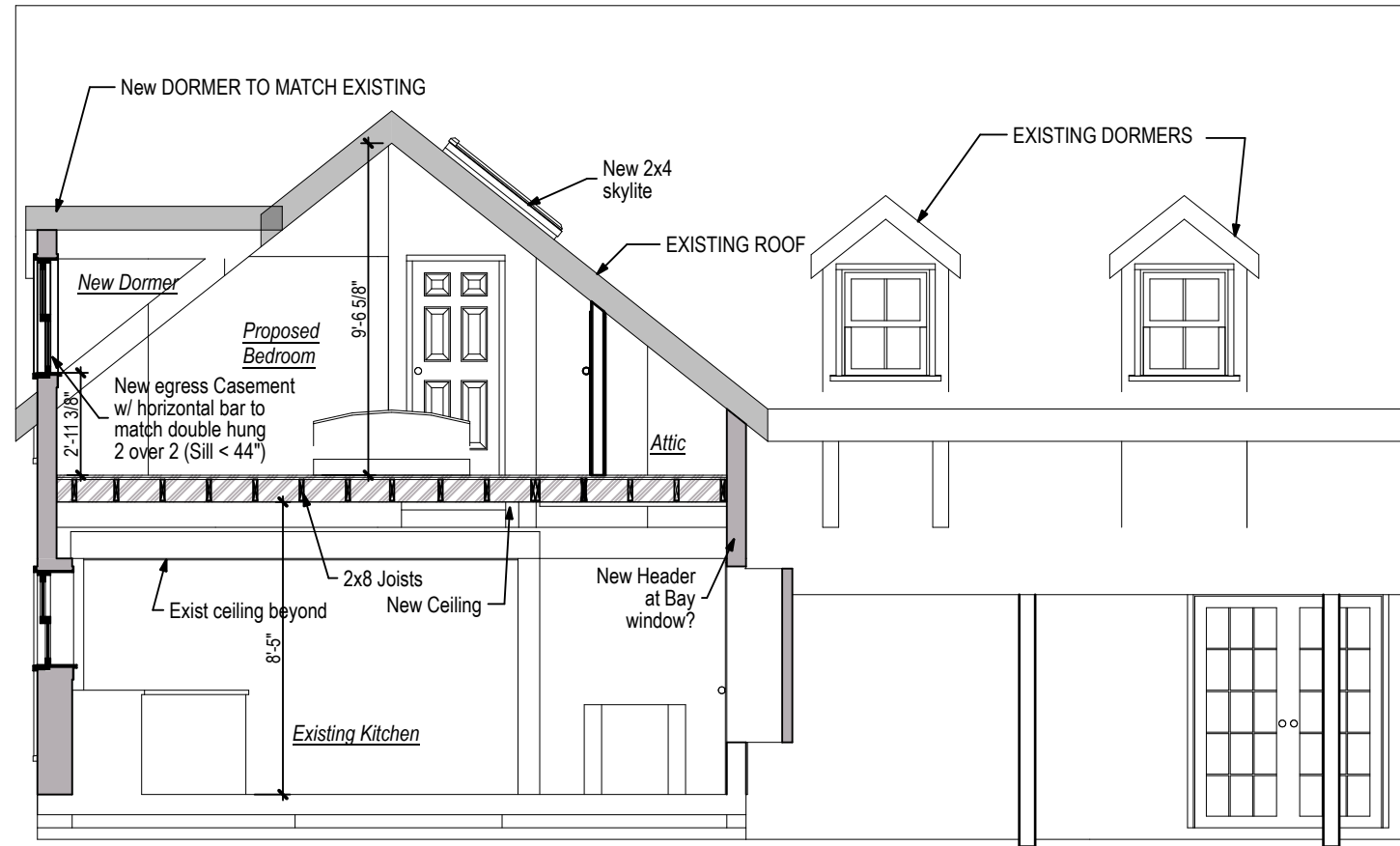
Drawing Title:  
**Proposed Roof Plan**

Drawing Issue  
**ARB Set**  
**03-16-2022**

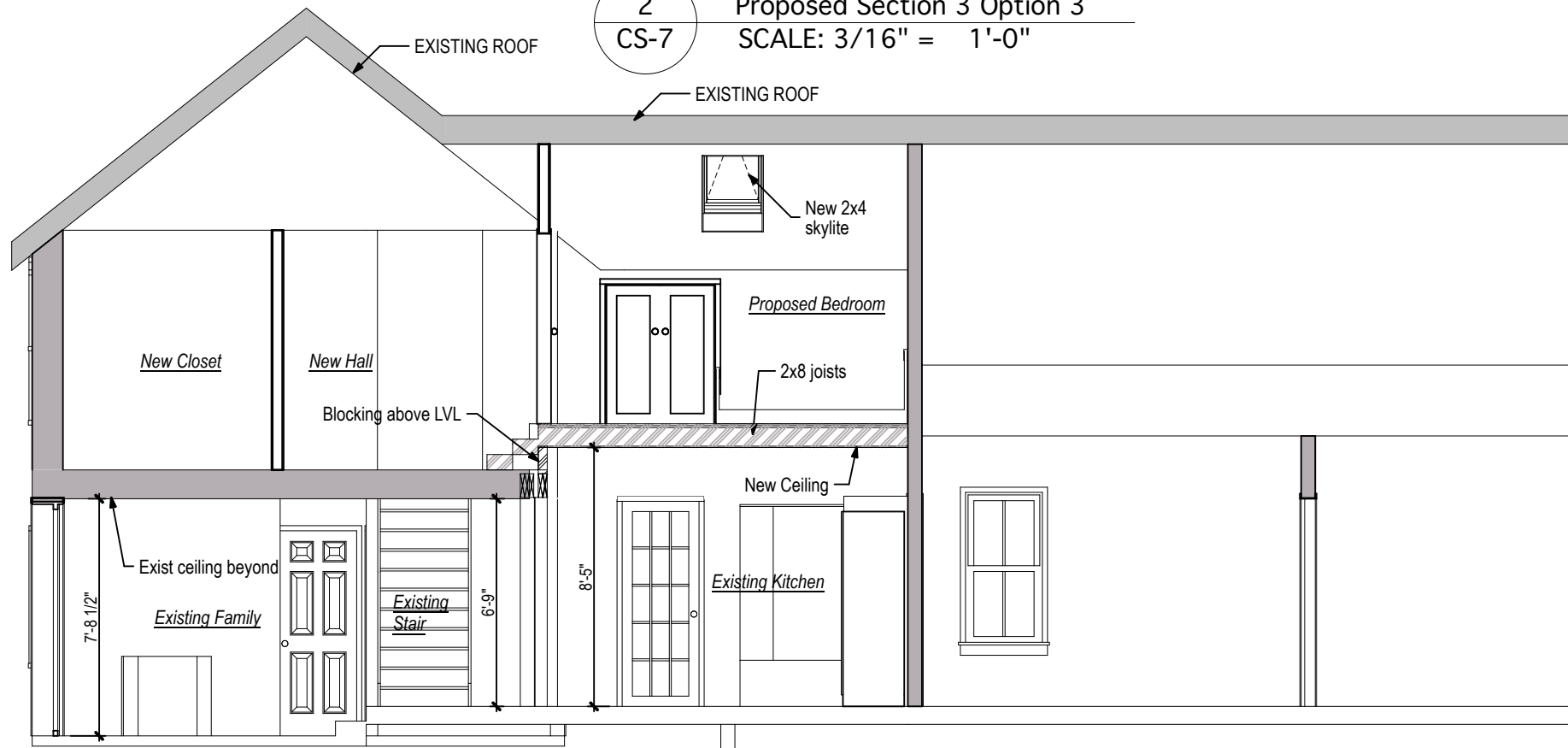
1  
CS-6  
Proposed Roof Plan  
SCALE: 3/16" = 1'-0"

Date: 03-16-22	Sheet
Scale:	<b>CS-6</b>
Drawn:	
Chd:	
Project No.:	
7 of 8	

**Trost Residence**  
 7153 Main Street  
 Clifton, VA 20124



2 Proposed Section 3 Option 3  
 CS-7 SCALE: 3/16" = 1'-0"



1 Proposed Section 4 Option 3  
 CS-7 SCALE: 3/16" = 1'-0"

Revision Date	Rev. No.	Description

Drawing Title:  
**Proposed Sections Option 3**

Drawing Issue:  
**ARB Set**  
**03-16-2022**

Date: 03-16-22	Sheet
Scale:	<b>CS-7</b>
Drawn:	
Chd:	
Project No.:	

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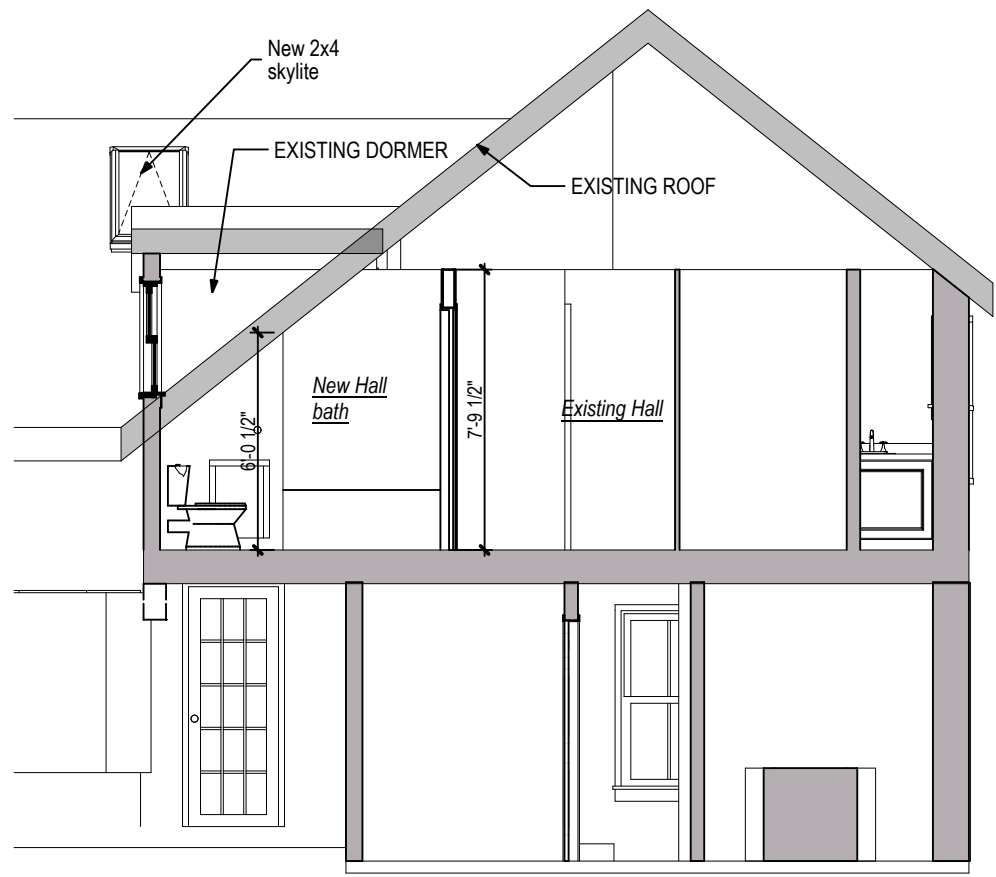
**Trost Residence**  
 7153 Main Street  
 Clifton, VA 20124

Revision Date	Rev. No.	Description

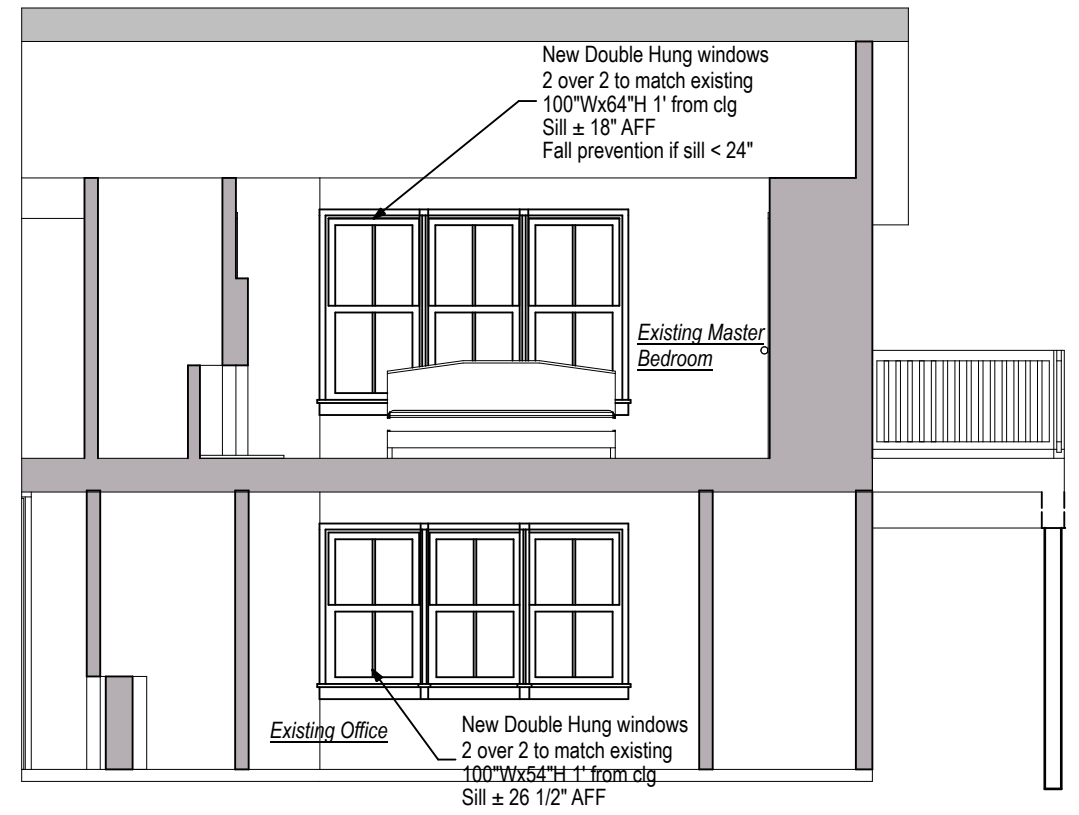
Drawing Title:  
**Proposed Sections  
 Option 3**

Drawing Issue:  
**ARB Set  
 03-16-2022**

Date: 03-16-22	Sheet
Scale:	<b>CS-8</b>
Drawn:	
Chd:	
Project No.:	



**1**  
 CS-8 Proposed Section 2 Option 3  
 SCALE: 3/16" = 1'-0"

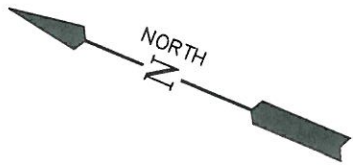


**2**  
 CS-8 Proposed Section 5 Option 3  
 SCALE: 3/16" = 1'-0"

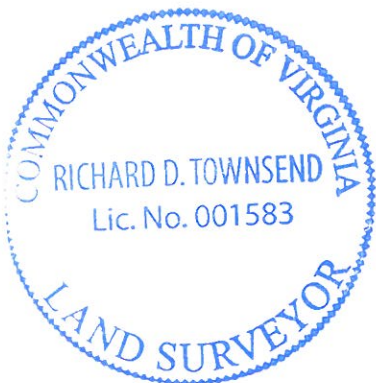
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NOTES:

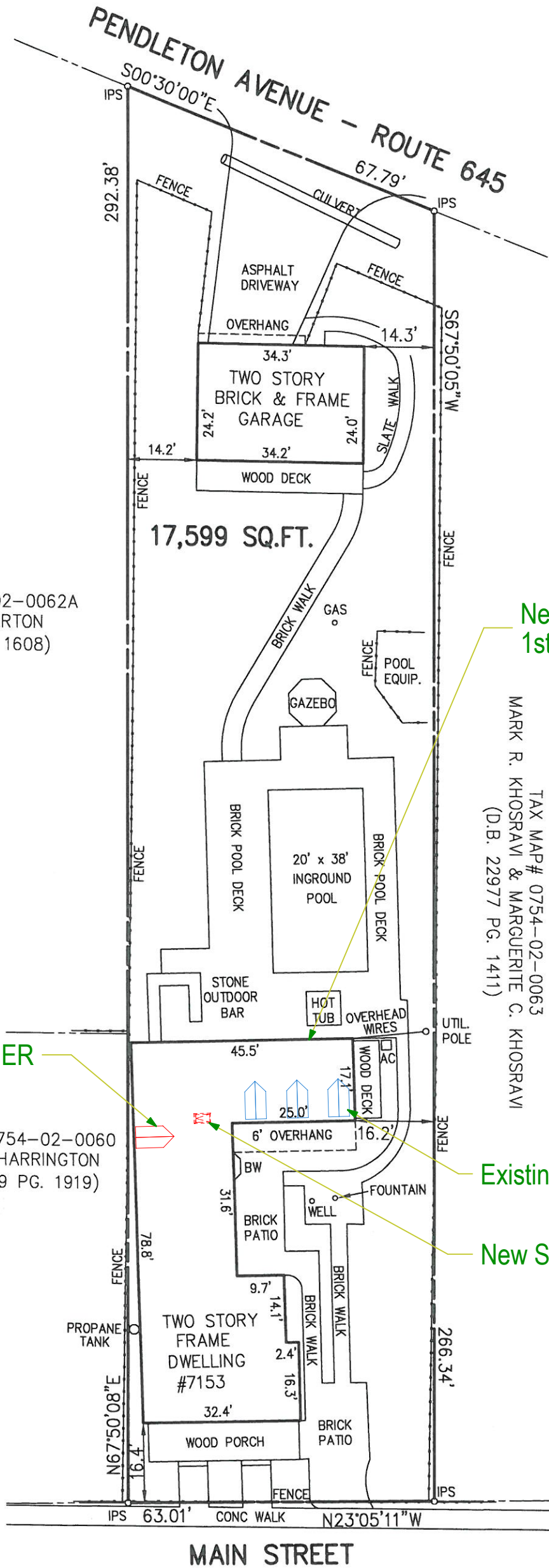
1. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.
2. ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S FLOOD INSURANCE RATE MAP, THE HOUSE SHOWN HEREON APPEARS TO BE IN ZONE: "X"
3. NO TITLE REPORT FURNISHED, PLAT SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. METES AND BOUNDS AND MERIDIAN SHOWN WERE TAKEN FROM DEEDS OF RECORD.
5. IPF = IRON PIPE FOUND  
IPS = IRON PIPE SET.



TAX MAP# 0754-02-0062A  
THOMAS N. BARTON  
(D.B. 6591 PG. 1608)



HOUSE LOCATION SURVEY  
PARCEL LOCATED AT  
**7153 MAIN STREET**  
TOWN OF CLIFTON  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1"=25' DATE: 8-4-2020



**New windows  
1st & 2nd Floor**

TAX MAP# 0754-02-0063  
MARK R. KHOSRAVI & MARGUERITE C. KHOSRAVI  
(D.B. 22977 PG. 1411)

**NEW DORMER**

TAX MAP# 0754-02-0060  
KAREN A. HARRINGTON  
(D.B. 25089 PG. 1919)

**Existing Dormers**

**New Skylight**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

*[Signature]*  
CERTIFIED LAND SURVEYOR



**SCHOOLS & TOWNSEND, P.C.**

ENGINEERS · SURVEYORS  
9252 MOSBY STREET · MANASSAS, VIRGINIA 20110  
703-368-8001 · 631-2995 · FAX 703-368-9950

PARCEL IDENTIFICATION #: 0754-02-0061A

OWNER OF RECORD: SALVATORE & REGINA SPEZIALE (D.B. 21853 PG. 1783)

CASE NAME: POTOMAC TITLE

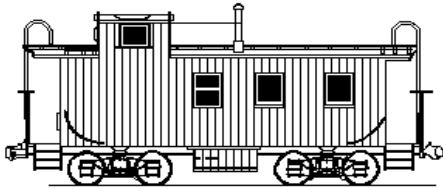
DRFT. BY: RT

WO#: 4-20-864

FB. 715 PG. 3

CHKD. BY: DM





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

DATE OF APPLICATION: 3/28/22

NAME OF APPLICANT OR AGENT: Town of Clifton

ADDRESS: P.O. Box 309 Clifton, VA

TELEPHONE: 571.242.3561 Email rmcdonald@cliftonva.gov

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP

NUMBER: Harris Park, Parcel 53A

GENERAL DESCRIPTION OF PROPOSAL:

Install picket fence as shown on attached.

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

*G. McDonald*

3/28/22

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

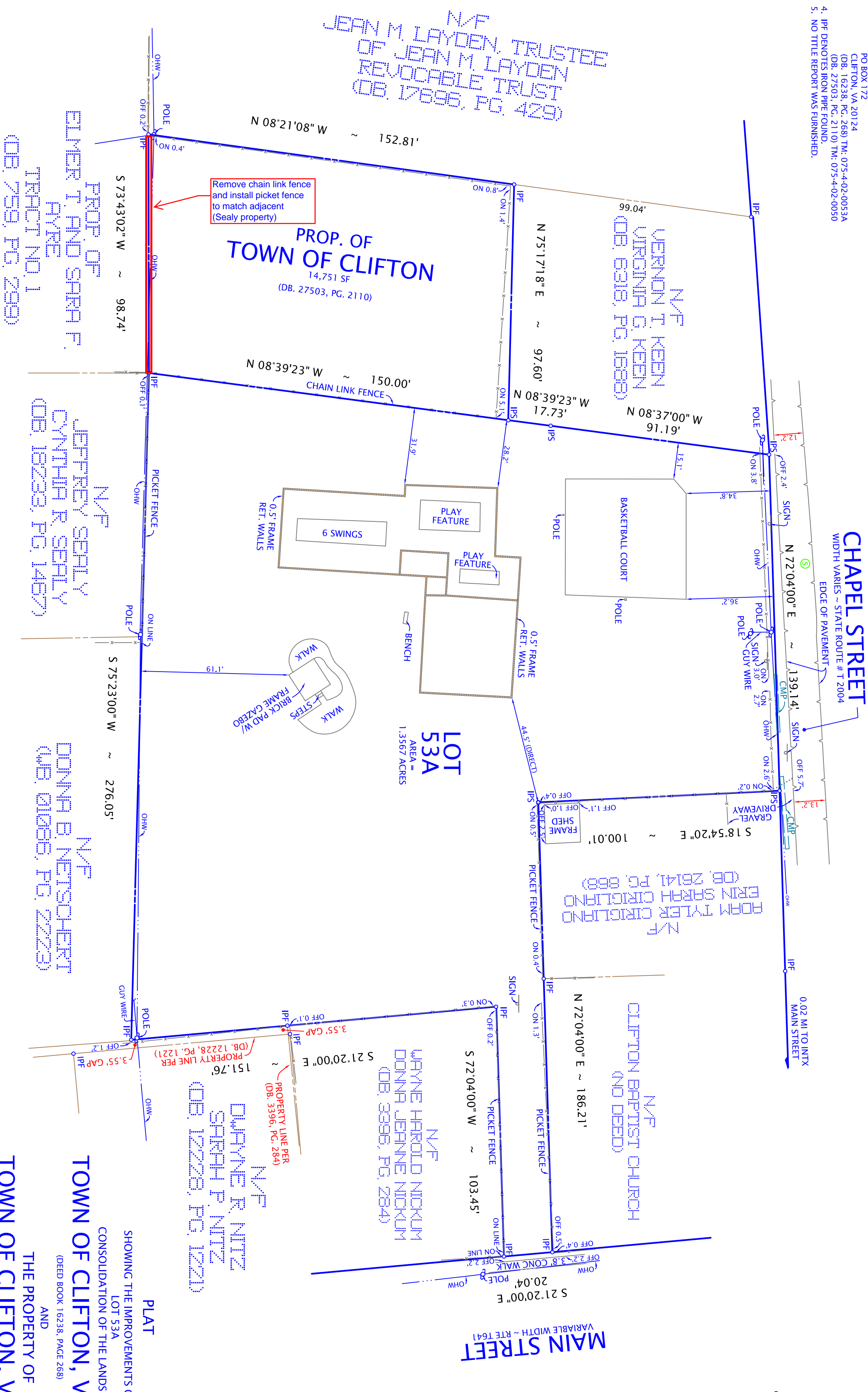
Addition/remodeling project up to 200 SF: \$100.00

Addition/remodeling project exceeding 200 SF \$250.00

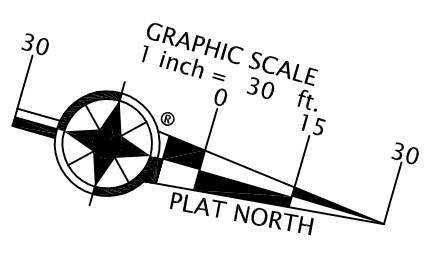
New home construction: \$250.00

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 UNLESS NOTED.  
 2. AREA = 1,3567 ACRES  
 3. OWNER: THE TOWN OF CLIFTON  
 PO BOX 172  
 CLIFTON, VA 20124  
 (DB: 16238, PG. 258) TM: 075-4-02-0053A  
 (DB: 27503, PG. 2110) TM: 075-4-02-0050  
 4. I.P.F. DENOTES IRON PIPE FOUND.  
 5. NO TITLE REPORT WAS FURNISHED.



Remove chain link fence and install picket fence to match adjacent (Sealy property)



SHOWING THE IMPROVEMENTS ON  
 LOT 53A  
 CONSOLIDATION OF THE LANDS OF  
**TOWN OF CLIFTON, VIRGINIA**  
 (DEED BOOK 16238, PAGE 268)  
 AND  
 THE PROPERTY OF  
**TOWN OF CLIFTON, VIRGINIA**  
 (DEED BOOK 27503, PAGE 2110)  
 TOWN OF CLIFTON, VIRGINIA  
 FAIRFAX COUNTY  
 DECEMBER 14, 2021  
 SCALE: 1" = 30'

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.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.



Ordered by:  
**FULLERTON & KNOWLES**  
 13424 Chapel Road  
 Clifton, Virginia 20124  
 Phone: 703-818-2600

**DOMINION** Inc.®  
 Surveyors  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX: 703-799-6412



