

**CLIFTON TOWN ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING  
THURSDAY, APRIL 28, 2022, 7:30 PM  
WAYNE NICKUM TOWN HALL  
12641 CHAPEL ROAD  
CLIFTON, VIRGINIA, 20124**

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

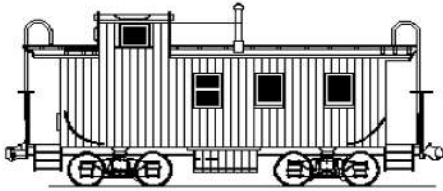
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**The Regular Meeting was called to order by Jarrendt at 7:30 PM.**

Order of Business:

1. Approve March 2022 Regular Meeting Minutes.
  - **Member Lovett moved to approve the March 31, 2022 Minutes as presented, seconded by Member Stein. The motion was approved by poll, 4-0.**
2. 7157 Main Street  
See attached application.
  - **Member Stein moved to approve the cattle gate as proposed, painted white with wood pickets to match the existing fence on exterior (facing School Street), seconded by Chair Jarrendt. The motion was approved by poll, 4-0.**
3. 7184 Clifton Road  
See attached application.
  - **Member Stein moved to approve the application as presented, seconded by Member Lovett. The motion was approved by poll, 4-0.**
4. Adjournment.
  - **Member Lovett moved to adjourn, seconded by Member Stein. The motion was approved by poll, 4-0.**

The meeting was adjourned at 8:20 PM.



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

DATE OF APPLICATION: 04/13/2022  
NAME OF APPLICANT OR AGENT: James Stoffelen  
ADDRESS: 7157 Main Street Clifton Va 20124  
TELEPHONE: 703-926-7701 Email jstoffelen@aol.com  
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
NUMBER: \_\_\_\_\_  
GENERAL DESCRIPTION OF PROPOSAL:  
rebuild rear fence due to damage caused by cars running into it

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

James Stoffelen 04/13/2022  
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

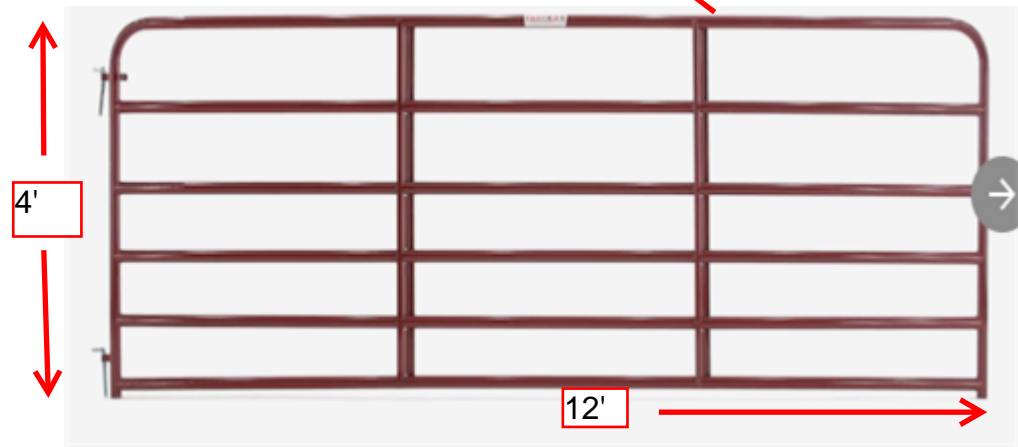
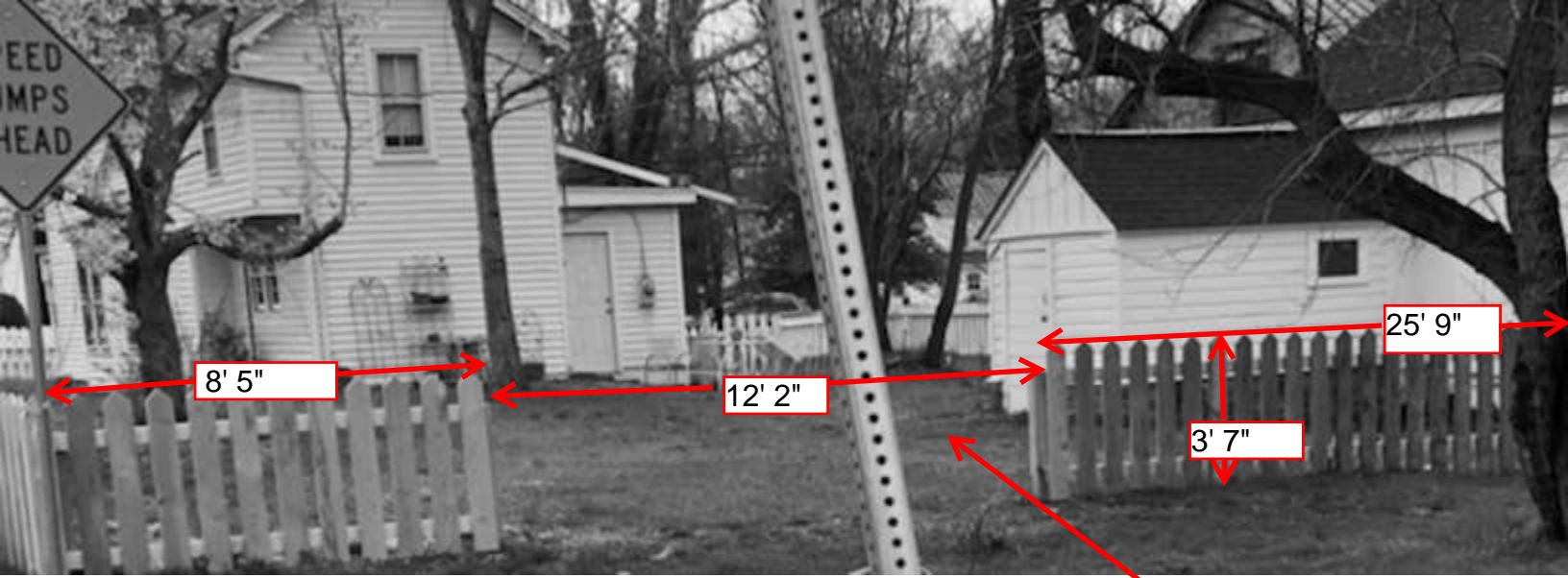
ARB MEMBERS' INITIALS: \_\_\_\_\_

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

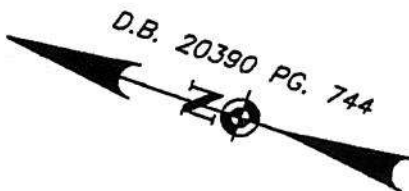
The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.







**DEUTSCHE BANK TRUST ET. AL.**  
 #075-4-02-0064  
 16,706 Sq. Ft. (Computed)  
 16,683 Sq. Ft. (Assessment)



MARGUERITE C. BUCKLEY  
 D.B. 9531 PG. 1361  
 TAX MAP #075-4-((02))-0063

FIRST LOT SECOND LOT  
 N 70°48'00" E 232.72'

S 70°37'00" W 201.50' (computed)  
 S 70°37'00" W 210.05' (recorded)

SCHOOL STREET  
 (VARIABLE WIDTH)



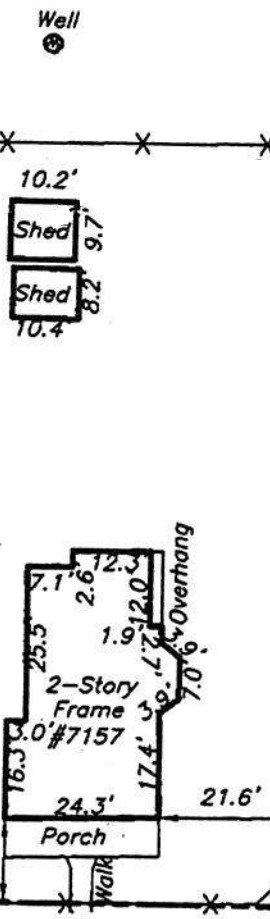
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ELECTRONIC EQUIPMENT AND/OR TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

**NOTES:**

1. CURRENT OWNER: DEUTSCHE BANK TRUST COMPANY AMERICAS, D.B. 20390 PG. 744.
2. THIS PROPERTY IS CLASSIFIED AS ZONE X, AN AREA OF MINIMAL FLOOD HAZARD IN ACCORDANCE WITH FLOOD HAZARD BOUNDARY MAP NO. 5101860001A.
3. BEARINGS BASED ON METES AND BOUNDS DESCRIPTION D.B. 20390 PG. 744.
4. IPF: DENOTES IRON PIPE FOUND.
5. THIS SURVEY IS A GRAPHIC DEPICTION OF THE LOCATION OF IMPROVEMENTS ONLY. NO CORNER MARKERS SET.

N 18°50'00" W 77.35'  
**MAIN STREET**  
 (VARIABLE WIDTH)

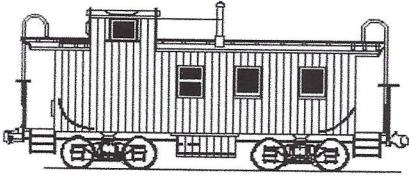
HOUSE AND IMPROVEMENT LOCATION SURVEY  
**DEUTSCHE BANK TRUST ET. AL.**  
 DEED BOOK 20390 PAGE 744  
 SPRINGFIELD DISTRICT  
 TOWN OF CLIFTON  
 FAIRFAX COUNTY, VIRGINIA



SCALE: 1"=30'  
 DATE: 12/23/09

DRAWN: JRM  
 CHECKED: RMA

**LS<sub>2</sub>PC**  
 LAND SURVEYING SERVICES  
 2890 EMMA LEE STREET SUITE 200  
 FALLS CHURCH, VIRGINIA 22042  
 703 • 241 • 5515 • FAX • 703 • 241 • 5516



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

DATE OF APPLICATION: 4/14/22  
 NAME OF APPLICANT OR AGENT: Josh Snyder  
 ADDRESS: 810 N Ivy St. Arlington, VA 22201  
 TELEPHONE: 412-708-6708 Email josh@HomePrep.com  
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP  
 NUMBER: 7184 Clifton Rd. Tax Map# - 0754 02 0106  
 GENERAL DESCRIPTION OF PROPOSAL:

Remove 2 failing wood retaining walls and replace with new concrete retaining walls. Install a black metal guardrail on top of new retaining walls where required. Implement all modifications required from preliminary COA as a result of  
 ATTACHMENTS: the September 24, 2020 meeting. See attached.

- 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

Josh Snyder 4/14/22  
 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.

The following ten (10) conditions are required as part of the Preliminary COA as a result of the September 24, 2020 meeting and should remain permanently attached to the Preliminary COA:

1. Front retaining walls and vinyl fencing/guard rail.

Mr. Guglielmi has agreed to install metal guardrails where required by the County and per the original COA (original COA attached).

2. Siding width and finish.

The ARB has agreed to allow the installed siding (photo of 7" exposure siding attached).

3. Porch railing.

The ARB has accepted Mr. Guglielmi's proposal to remove the vinyl railing system and to replace with wooden posts and railing to be painted white as per the original COA (photo of re-approved wooden post/railing system attached).

4. Front door sidelights.

Mr. Guglielmi has agreed to replace the installed sidelights with panes of clear or frosted glass (photo attached of sidelights to be removed).

5. Window grids.

Mr. Guglielmi has agreed to apply grills to the exterior glass in order to achieve the required 6 over 1 pattern (photo attached of window violation to be remedied through additional grill overlay).

6. Rear Retaining Wall.

Mr. Guglielmi has agreed to install metal guardrails as originally approved in the COA where required by Fairfax County (original COA attached).

7. Eave returns and rake trim.

Mr. Guglielmi has agreed to modify the six (6) box returns to comply with the originally-approved frieze-board return style by removing and replacing the trim (photo attached of non-compliant return and original style approved).

8. COA application fee.

Mr. Guglielmi must remit a check in the amount of \$250 payable to the Town of Clifton at P.O. Box 309, Clifton, VA 20124 on or before October 15, 2020.

9. Violation abatement deadline.

Mr. Guglielmi must perform items 1 through 8 on this list and must meet on-site with at least two (2) ARB members in order to demonstrate that the project is in full compliance with this COA on or before November 15, 2020.

10. Obtain Final COA.

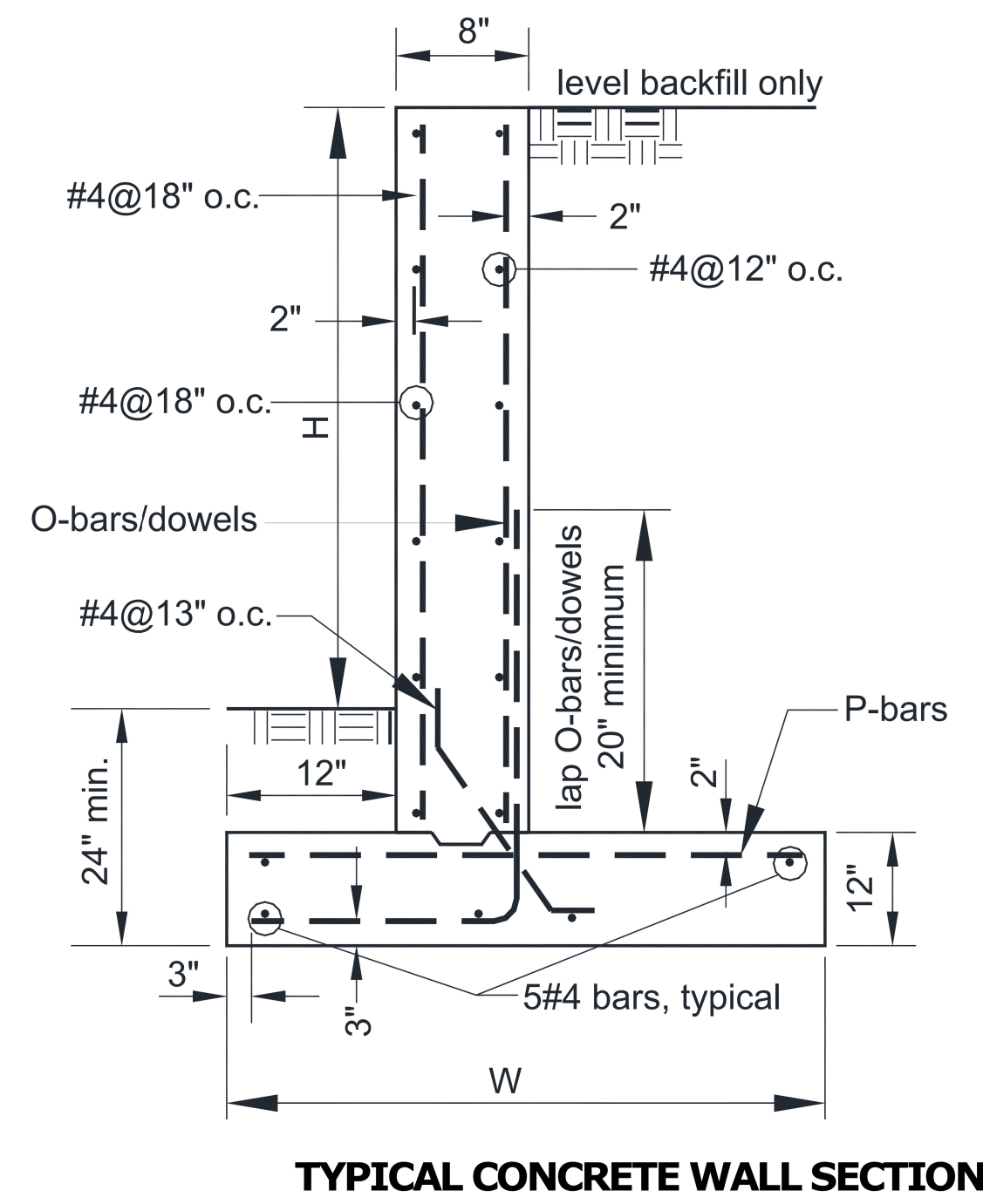
Mr. Guglielmi must attend the ARB meeting set to take place via Zoom on Thursday, October 29, 2020 or the ARB's November meeting (date TBD) in order to certify compliance of the project and to obtain a Final COA.



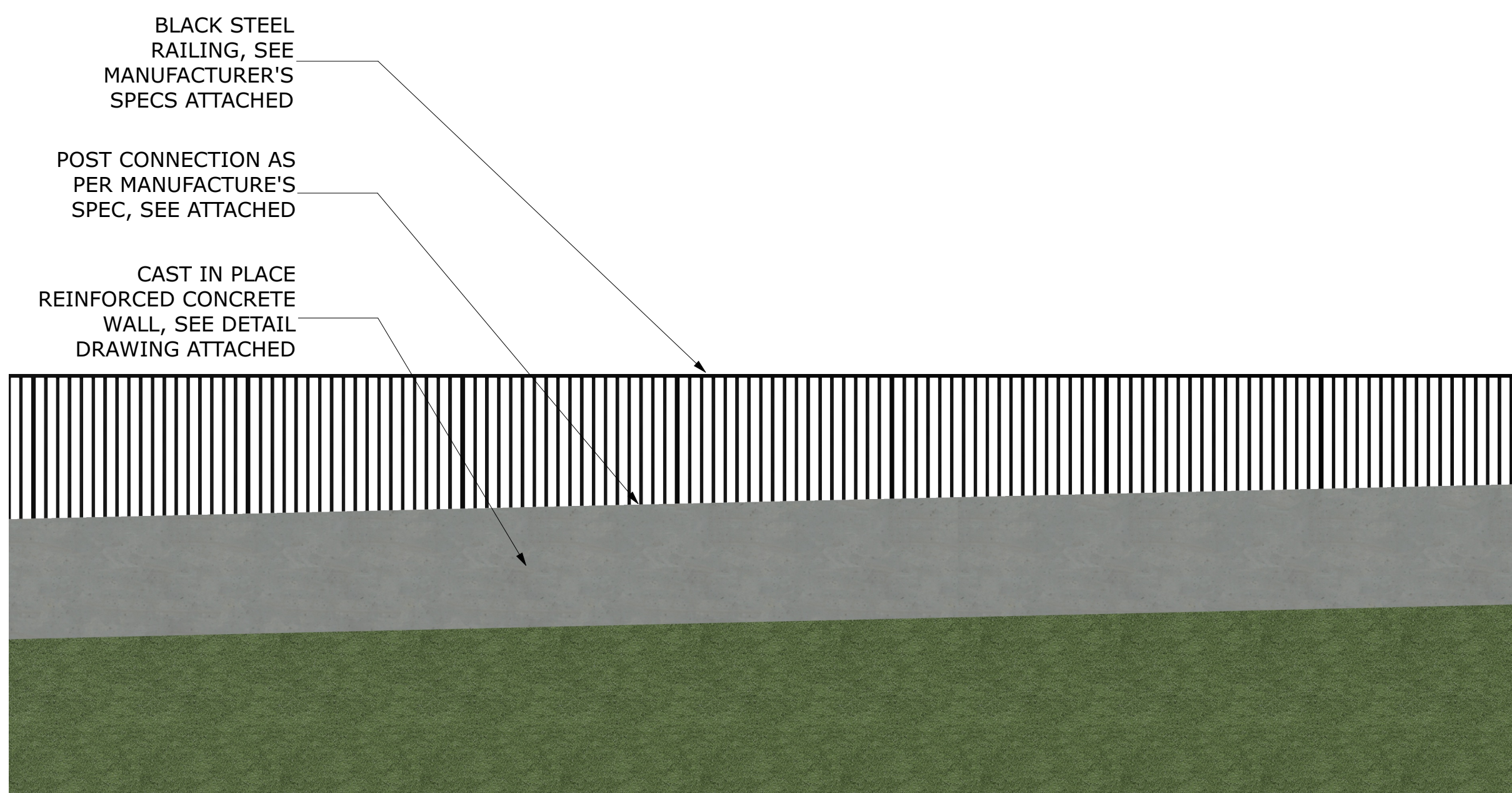
**CONCRETE WALL REQUIREMENTS<sup>1</sup>**

H	W	O-bars/dowels	P-bars
24"	39"	#4@13"	#4@8"
36"	48"	#4@13"	#4@8"
48"	60"	#4@13"	#4@8"

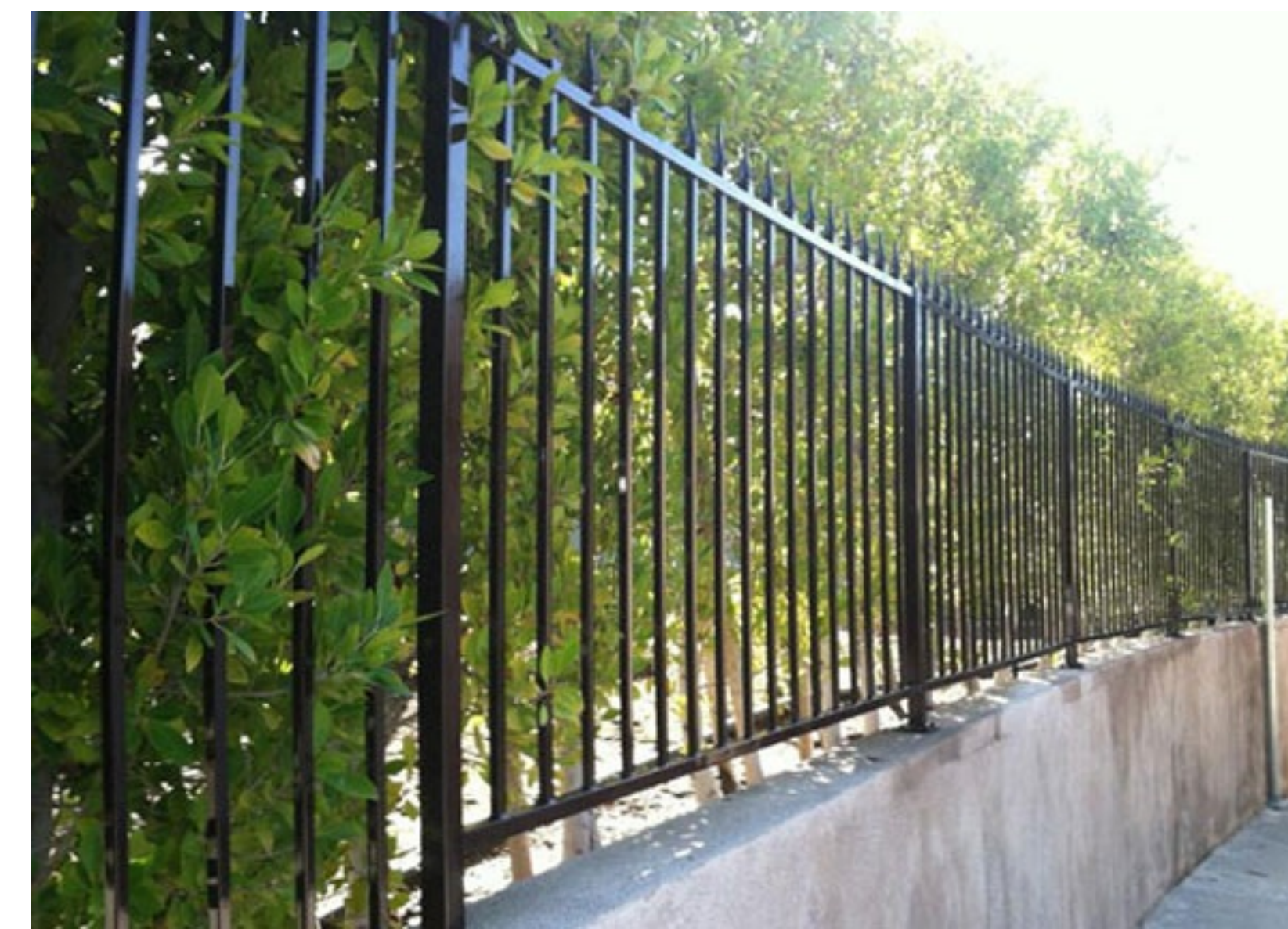
<sup>1</sup>Reference: Concrete Reinforcing Steel Institute



**TYPICAL CONCRETE WALL SECTION**



**RETAINING WALL ELEVATION**



**RETAINING WALL EXAMPLE**



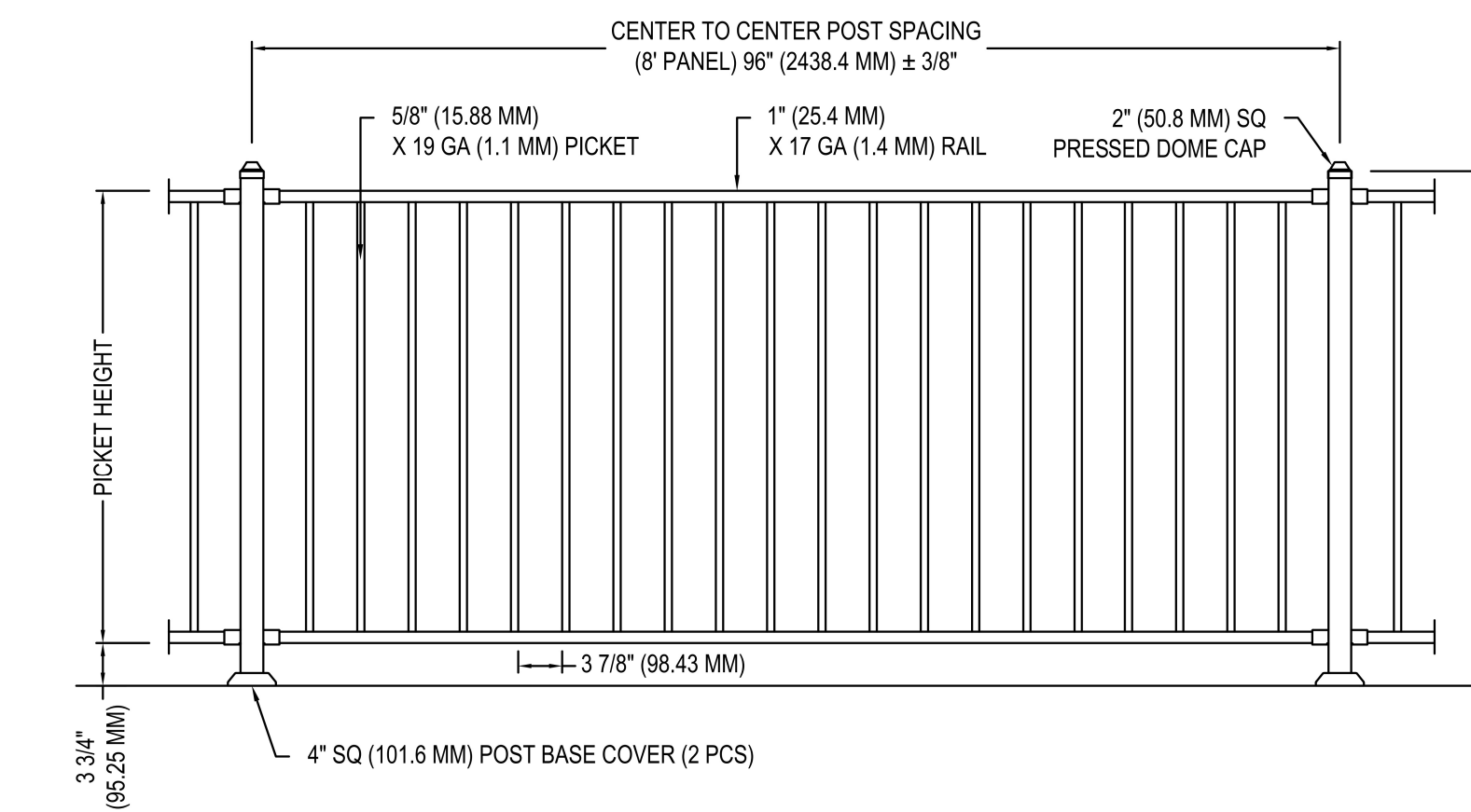
FORTRESS RAILING PRODUCTS  
1720 NORTH FIRST STREET  
GARLAND, TX 75040  
TOLL FREE: 1-866-323-4766  
FAX: (972) 644-3720  
www.fortressbp.com/railing

SELECT DESIRED PICKET HEIGHT:

- 34" (863.6 MM)
- 40" (1016 MM)

SELECT DESIRED POST LENGTH:

- 39.5" (1003.3 MM)
- 45.5" (1155.7 MM)



**FRONT VIEW**

**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. NOTE TO ARCHITECT, SCALE DRAWING IN AUTOCAD MODEL SPACE.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 5171-005

**FE26 IRON RAILING**  
FE26: 8' PANEL - RESIDENTIAL

5171-005

CADdetailsPLUS™

REVISION DATE 10/08/2020

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CADdetails.com



MC3 DESIGN  
1775 TYSONS BLVD, 5TH FLR  
MCLEAN, VA 22102  
202.599.7779  
JMCKENNA@MC3.DESIGN

**DRAWN BY:**  
JOHN MCKENNA, AIA, NCARB  
ARCHITECT  
1775 TYSONS BLVD, 5TH FLR  
MCLEAN, VA 22102

**SEAL**

**CODE**

2015 VIRGINIA  
CONSTRUCTION CODE (IBC)

**PROJECT**

**Retaining Wall Replacement**

7184 Clifton Road  
Clifton, VA 20124

**REVISIONS**

REVISION TABLE		
#	DATE	DESCRIPTION

**SHEET TITLE**

**RETAINING WALL**

**SCALE**

DATE 4/13/2022

**SHEET NO.**

**A501**



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**ARB Meeting 4/28 @7:30**

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**Royce Jarrendt** <royce.jarr@yahoo.com>

Mon, Apr 18, 2022 at 9:34 AM

Reply-To: Royce Jarrendt &lt;royce.jarr@yahoo.com&gt;

To: "nucfamily@aol.com" &lt;nucfamily@aol.com&gt;, Geri Yantis &lt;gyantis@syaa.com&gt;, Phoebe Peterson &lt;phoebetpeterson@gmail.com&gt;, Regan McDonald &lt;mcdonald.regan@gmail.com&gt;, Jeff Stein &lt;jeffstein@cox.net&gt;, Clifton Clerk &lt;clerk@cliftonva.gov&gt;, Dwayne Nitz &lt;dwaynenitz@gmail.com&gt;

Good Morning,

We have an ARB meeting scheduled Thursday 4/28 at 7:30 in the Community Hall. I have attached the two applications. Let me know who will attend this meeting so I know if I have a quorum.

Thank you,

*Royce Jarrendt*One Dwelling, Inc.  
703 932-5762

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**2 attachments** **ARB 7184 Clifton Rd 4.15.22.zip**  
5418K **ARB Stoffelen fence.zip**  
934K