

**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, MAY 25, 2021, 7:30 PM
ELECTRONIC PUBLIC HEARING AND
REGULAR MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Present: Kathy Kalinowski, Chair; Patrick Pline, Town Council Member Representative; Jennifer Heilmann; Terry Winkowski; Michelle Stein. Mac Arnold; Susan Yantis
Staff: Amanda Christman, Clerk.
Absent: Member Heilmann, prior to 8:10 PM.

Chair Kalinowski called the Public Hearing and Regular Meeting to order at 7:35 PM.

Order of Business:

1. Public Hearing Regarding the Special Use Permit Application for Clifton Café at 7144 Main Street.

Chair Kalinowski opened the Public Hearing for public comments.

Jeff Stein: is in favor of the application. Having one business in the building is the proper use and is good for the community.

See Rachel Howell's written comments attached, which were read into the record.

See Marilyn & Tom Barton's written comments attached, which were read into the record.

Comment from Steve Effros: is concerned with car and pedestrian safety, the use of Ford Lane, and how the plan will be integrated with the Streetscape project.

Donna Netschert: shares the same concerns as the Bartons and Ms. Howell. People are now parking on Chestnut Street due to the limited parking on Main Street.

Michelle Stein: is in favor of having only one business located in the Weaver House.

Kathy Kalinowski: parking is a real serious issue, and expansion is as well. There have been several locations whose clientele park in the middle of Ford Lane, rendering it impassable. We need to know what you plan to do: the spaces on the parking plan are marked only by wheel stops. There are 17 wheel stops on the parking plan currently, which is four less than 21. The dumpster is an issue and should have a fence around it. Emptying at odd hours is an issue.

Michelle Trainor, owner of the Clifton Cafe: Gian Piero would like to pave the lot and stripe so that it's easier to use the parking spots. Trainor says that dumpster emptying is happening on Tuesdays at 7:30, and thinks it would not be a problem to restrict dumpster emptying to not occur before 6 AM and would be amenable to using the same delivery trucks as the Main Street Pub or Villagio. During the COVID-19 pandemic, providers not able to provide predictable schedule due to driver shortage. Smaller bakery deliveries come to the parking lot before opening. Frozen and produce deliveries are requested between 7:30-9:30 AM window (pre-covid it was done regularly); Uptown Bakery delivers 1-2 times per week, between 8-9:30 – they have a key to drop off before opening.

Gian Piero: would like the parking lot to be all asphalt and no gravel, with each spot visibly marked. Asphalt would fix the drainage issue in the few spots and would be cleaner and dustless. He added that he could put a sign on the dumpster limiting the hours for emptying. There are no plans to renovate the kitchen or dining room at this time.

Susan Yantis: is in favor of the application because there is no planned increase in the number of parking spaces available, but rather, a reallocation of spaces used by a previous tenant.

There being no further comments, the Public Hearing was closed at 8:16 PM.

2. Special Use Permit Application:

a. Clifton Café, 7144 Main Street.

See attached application.

- **Having duly advertised and held a Public Hearing, Member Yantis moved to recommend approval of the application, which Chair Kalinowski amended to include the following conditions:**

1. That the Clifton Café has an ABC license, and continues to operate as a restaurant/café business;
2. That the hours of operation are Monday – Thursday 7AM-10 PM; Friday and Saturday 7AM-11PM; Sunday 7AM-10PM;
3. That a maximum of 10 employees be on site at any one time;
4. That the Clifton Café have a maximum of 74 seats total inside and outside with no more than 40 seats outside;
5. That the parking required for the Clifton Café are as follows:
 - Pre-approved 30 seats from use permit dated May 21, 2013 which require 5 parking spaces at a 6 seats to 1 parking space ratio;
 - An additional 44 seats requested by this application, which require 11 parking spaces at a 4 seats to 1 parking space ratio;
 - 10 employees which requires 5 parking spaces;
 - A total of 21 parking spaces is therefore required to be on the property which is the total of parking spaces presently shown by the parking plan dated February 2021 and prepared by Professional Design Group, Inc. and the parking area be conformed as set forth on that plat;
6. That the 4 parking spaces abutting Ford Lane and accessed solely by Ford Lane be used solely by the employees of the Clifton Café and be so marked;
7. That the remaining 17 spaces located directly behind the Clifton Café will not access or exit the parking area through Ford Lane, except in case of an emergency, but in all other cases and as matter of routine will access and exit through Main Street;

8. That no outdoor music is allowed;
9. That the entrance to the parking area from Main Street be clearly delineated; and that any planters, signs, etc. that are used to delineate the entrance be located solely on the Clifton Café property and not on the sidewalk or Main Street;
10. That no additional lighting to the outside of the property used for restaurant seating, or parking be added without review by the Planning Commission and Town approval;
11. That ARB approval be obtained for any signs and if necessary, for the installation of any awnings or sails over the outdoor area;
12. That the dumpster be completely screened and that any screening be approved by the ARB; that there be adequate access to empty the dumpster; that all trash be fully contained within the dumpster and that the dumpster shall only be emptied between the hours of 6AM-10PM;
13. That the parking area will be re-paved and all spaces properly marked and delineated and sized by June 30, 2021;
14. That the area of Ford Lane which is used to access the four employee spaces and the dumpster, be properly maintained;
15. That the parking area drainage issues will be addressed;
16. That a designated loading space on the property requirement be waived as long as most of the deliveries can be made off street on the Clifton Café parking area between the hours of 6AM-9:30AM, or are made during business hours jointly with the Main Street Pub, **seconded by Member Stein. The motion was approved by poll, 7-0.**

3. Residential Use Permit Application:

- a. 12635 Water Street, Preliminary Use Permit for Construction.

See attached application.

The applicants provided a surveyed plat indicating that the all setbacks for the proposed construction are within the Code requirements, the height is one story, and the land disturbance for the project is 903.3 square feet. Also, the application has been signed by Joe Atwell on behalf of the Frog Hill Homeowners Association. A Certificate of Appropriateness for the Project has been granted by the Clifton ARB as well.

- **Chair Kalinowski moved to recommend approval with the conditions that the applicant complete the construction within two years and apply for a Final Use Permit, that construction be performed in accordance with the COA, in accordance with the setbacks and land disturbance set forth on the plat, in accordance with any Frog Hill Homeowner's Association requirements, and that all necessary inspections and building permits from Fairfax County be obtained and provided to the Town upon request for the Final Use Permit, and that if the retaining wall to be constructed by the garden is higher than two feet, that the applicant apply for a use permit for the retaining wall, seconded by Town Council Representative Member Pline. The motion was approved by poll, 7-0.**

- b. 12743 Chapel Street, Final Use Permit for Construction.

See attached application.

Mr. Cirigliano has provided copies of all County permits and approvals for construction which have been reviewed by the Town Clerk and has evidenced that the project has been built in compliance with the requirements of the Preliminary Use permit and the Certificate of Appropriateness.

- **Chair Kalinowski moved to recommend approval of a Final Use Permit, seconded by Member Heilmann. The motion was approved by poll, 7-0.**

4. Update:

Minutes adopted by the Planning Commission as presented on June 29, 2021.

a. 7184 Clifton Road, Final Use Permit Application – Status.

A brief update on the status of the project was provided. The revised Site Plan and retaining walls should be reviewed at the Planning Commission's June meeting.

5. Unfinished Business:

a. Application Fees – Administrative Change.

checking with attorney on whether it needs to be codified.

6. New Business:

a. FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) Review.

A brief update was provided on the progress made with the review, and the Clerk will circulate the Town Engineer's report to the Planning Commission Members.

b. NVRC Regional Water Supply Plan Study.

A brief update on the Study was provided, and more information will be forthcoming at future meetings.

7. Approve April 27, 2021 Regular Meeting Minutes.

- **Member Stein moved to approve the April 27, 2021 Minutes as presented, seconded by Chair Kalinowski. The motion was approved by poll, 6-0-1 (Member Heilmann abstained).**

8. Adjournment.

- **Chair Kalinowski moved to adjourn, seconded by Member Winkowski. The motion was approved by poll, 7-0.**

The Meeting was adjourned at 9:10 PM.

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PUBLIC HEARINGS FOR TOWN OF CLIFTON

**APPLICATION FOR SPECIAL USE PERMIT
PUBLIC HEARING OF TOWN OF CLIFTON PLANNING COMMISSION**

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PUBLIC HEARING OF TOWN OF CLIFTON TOWN COUNCIL

JUNE 1, 2021

Notice is hereby given that the Town of Clifton Town Council will hold an electronic Public Hearing on Tuesday, June 1, 2021 at 7:30 P.M. via Zoom as permitted by law to consider the application for a Special Use Permit for Clifton Café d/b/a Clifton Eatery, LLC located at 7144 Main Street, to increase the number of restaurant seats from 56 to 74, to increase total employees on-site from 8 to 10, to increase the parking allocation from 17 to 21 off-street parking spaces, and to expand hours of operation. The application for the Special Use Permit is available for review and downloading on the Town's website at www.cliftonva.gov and a hard copy may be examined at the Clifton Post Office, 12644 Chapel Road, Clifton VA, 20124. All interested parties are invited to attend and express their views with respect to the application. To participate in the electronic Public Hearing, contact the Town Clerk at clerk@cliftonva.gov no later than Noon on June 1, 2021.

Legals

Legals

**NOTICE OF AVAILABILITY
FOR THE ENVIRONMENTAL ASSESSMENT AND DRAFT FINDING OF NO
SIGNIFICANT IMPACT FOR THE PROPOSED RESTORATION OF INDUSTRIAL
STORMWATER OUTFALL #0015
FORT BELVOIR, VIRGINIA**

The U.S. Army Garrison Fort Belvoir hereby gives Notice of the Availability (NOA) for the Environmental Assessment (EA) and Draft Finding of No Significant Impact (FNSI) for the proposed restoration of industrial stormwater outfall #0015 (Outfall 0015), at the Fort Belvoir Main Post in Fairfax County, Virginia. Outfall 0015 is located at the head of a ravine in the southeast portion of the Fort Belvoir and discharges stormwater runoff from an approximately 70-acre watershed (part of the Accotink watershed) into an unnamed ravine west of Theote Road. Outfall 0015 has fallen into disrepair, allowing stormwater to discharge at high volumes and erode the downstream channel that ultimately leads to Accotink Bay. The Proposed Action would allow Fort Belvoir to repair, restore, and upgrade Outfall 0015 and the downstream channel using several engineering controls. The Proposed Action would comply with Virginia Department of Environmental Quality requirements to meet stormwater quality objectives.

The EA has been prepared in accordance with the regulations for implementing the procedural provisions of the National Environmental Policy Act (NEPA), (Public Law 91-190, 42 USC 4321-4347 January 1, 1970), amendments, regulations implementing the procedural provisions of the NEPA, 40 Code of Federal Regulations (CFR) 1500-1508, and the Army's Implementing Regulations (32 CFR Part 651, Environmental Analysis of Army Actions). Based on the analysis provided in the EA, no significant adverse direct, indirect or cumulative effects on the quality of the human or natural environment are expected. Therefore, at the conclusion of the public comment period, it is anticipated that a FNSI would be appropriate and would be signed for the proposed restoration of industrial stormwater outfall 0015.

The EA and Draft FNSI are available to view/download electronically at <https://home.army.mil/belvoir/index.php/about/Garrison/directorate-public-works/environmental-division> (click the "Programs and Documents" tab, then "National Environmental Policy Act (NEPA) Program"; information about this EA and links to download the various documents are provided under the "Open for Public/Agency Review & Comment" heading); or view in printed form at the Lorton Branch, Kingstowne Branch, and Sherwood Regional Branch of the Fairfax County Public Library system.

Comments or questions on the EA and Draft FNSI may be directed in writing to: Ms. Wilamena Harback, Chief, Environmental Division, Directorate of Public Works, Building 1442, 9430 Jackson Loop, Fort Belvoir, VA 22060, or by email to: usarmy.belvoir.imcomatlantic.mbx.enrd@mail.mil. Comments must be received no later than 30 days after publication of this NOA.

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Employment

The Closet of the Greater Herndon Area, Inc. has a position open for a volunteer for our non-profit thrift shop in downtown Herndon VA. A brief description of the job is as follows: The Volunteer Coordinator ensures that the interests of volunteers are served and that the volunteer force remains well staffed. The Volunteer Coordinator will work to actively recruit volunteers for The Closet Thrift Shop. The candidate must be skilled at using various marketing tools, including electronic databases, social media, e-mail, written communications of various types, and outreach events. The candidate must be detail-oriented and organized, requiring work on several projects at once. The Volunteer Coordinator must be outgoing and communicate effectively with a variety of people. The full job announcement is available on-line at our website: <http://theclosetofgreaterherndon.org/job-openings/>. Interested applicants should email a resume and cover letter to: Mr. Gene Wiley, President The Closet of the Greater Herndon Area, Inc. gwiley106@gmail.com

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Delight in our **HomeLifeStyle** sections, the second week of every month. Peek at the top real estate sales, glimpse over-the-top remodeling projects, get practical suggestions for your home.

Celebrate students, camps, schools, enrichment programs, colleges and more in our **A-plus: Education, Learning, Fun** pages, the third week of every month.

Senior Living, fourth week of every month.

Questions?

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PHOTOS BY SUSAN LAUME/THE CONNECTION



David Drawdy (center) leads group in sword moves to address enemies in front, behind, or on either side. Sword handlers (from left) - Christopher Durr, Patrick Bannister, Drawdy, David McConnell, Angel Lebron.



David McConnell demonstrates the sharpness and power of the sword on wet rolled Japanese floor mats.



Rosa Caffi, Accountant, Arlington, a Merfolk group member, creates waves at the Workhouse Community Market to support her friend's handmade jewelry and hair adornments inspired by the ocean "for the mermaid within."

PHOTO BY SUSAN LAUME/THE CONNECTION

The Way of the Sword Demonstrated

Workhouse Observes Asian/Pacific American Heritage Month

BY SUSAN LAUME
THE CONNECTION

Lorton's Community Market took a choreographed step into the times of ancient Japanese martial arts last weekend, recognizing May's Asian/Pacific American Heritage Month. The Kenkonkai dojo, Alexandria, demonstrated Ken-

do, a Japanese sword martial art.

Nine of the group's 20 members, dressed in traditional keikogi (training robes), hakama (pants) and obi (belts) were led in a group exercise by the dojo's senior trainer David Drawdy. The group is part of the Capital Area Budokai, a registered non-profit organization of several Japanese weapon arts organizations, including jodo, naginata-do, kyudo and kendo, dedicated to training in and preserving the spirit of Japanese budo, or martial arts.

Workhouse Community Market Offers Unique Shopping Experience

"Simmering Seas Studio's" ocean themed creations dazzle and attract a variety of customers, not just mermaids, at Lorton Workhouse's Community Market. The Market attracts a variety of vendors too; held Saturdays from 10 a.m. to 2 p.m. In the coming weeks, look for regular food trucks, live music, and ticketed art events, such as "Collect 2021 - Pick-nic" on the lawn on May 16, 3-6 p.m. For more information see www.workhousearts.org

— SUSAN LAUME

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Clifton Clerk <clerk@cliftonva.gov>

Clifton Cafe Use Permit

Kathy Kalinowski <khk@baberkal.com>

Fri, Apr 23, 2021 at 1:33 PM

To: Michelle Trainor <michelle.trainor@gmail.com>, Clifton Clerk <clerk@cliftonva.gov>

Cc: Gian Piero From Piero's Corner <gian@pieroscorner.com>, Planning Commission <planning@cliftonva.gov>

Dear Michelle,

Your April 21, 2021 application will be placed on the Planning Commission agenda Tuesday for discussion purposes, so that there can be a comprehensive discussion of the various issues that have been raised since we last met on your application at the December 31st meeting, your March 16, 2021 application and the latest application that you submitted on April 21, 2021.

However, given that your April application is still increasing the number of seats, and that the building is now going to be used only for restaurant purposes, it is important to place the same parking requirements on your business as exist for other restaurants. Namely, there should be a parking plan detailed and certified by a qualified person that shows all parking spaces, their dimensions, the dimensions of the aisles, exits and entrances, the setbacks to all property lines shown on your recent survey. This plan also needs to address all the requirements set forth in Code Section 9-13 such as loading spaces, whether ADA parking is required, and if not, why not. As you know these issues were raised at the December 2020 meeting.

Also, you now mention that there is an error with your use permit that you are requesting be remedied. Please provide exact information on the error, such as the nature of the error, when it occurred and any supporting paperwork or data you have which would support your claim of an error in order to allow us to research it as soon as possible.

We look forward to hearing from you,

Sincerely,

Kathy Kalinowski

Chair, Clifton Planning Commission

[Quoted text hidden]

To: Planning Committee

Re: REVISED Use Permit – Clifton Cafe

Date: 4/20/2021

Planning Committee,

This cover letter is being provided to summarize a revision to the 3/20/21 Use Permit Application submitted for the expansion of the Clifton Café - to the front of the Weaver house property.

The application has been adjusted as follows:

- 1) Removed the request to enlarge the parking lot. The parking will not be expanded.
- 2) Changed the total number of seats to 74.
- 3) Changed the total number of off-street parking spaces required to 21 (the current parking)

All revisions above have been provided in blue ink on the included revised application.

In reviewing the current Use Permit for the Clifton Café, approved by the Town Council on May 7, 2019, I noticed two errors:

- The calculation on Feb 2016 should have listed 28 seats instead of 26, (2 incremental seats)
- The Total parking spots allocated was 16, not the 17 available, which allows for 8 patron on-site parking spaces (4 incremental seats)

# of Parking Spaces Required	Seat-t-Spot Ratio	Seats	Assigned
5 Patron on-site	6:1	30	May 2013
7 Patron on-site	4:1	26 28	Feb 2016
4 Employee on-site	8 employees		
17 16 Total Parking Spaces			
17 # Parking Spaces Available on site			

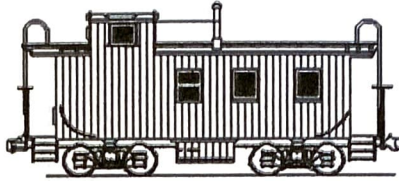
As part of this application I am requesting error in the original use permit be corrected. Adjusting the currently approved seats to 62 (instead of the 56 listed in the May 7th, 2019 Use Permit). The 62 is the amount that was on the original Use Permit form submitted in March of 2019.

With the correction to 62 seats. I am requesting that the 4 parking spaces previously allocated to the Horse Hippie, be reassigned to the Clifton Café. Three of the spaces will be used for seating (12 additional seats) bringing the requested seating approval to 74 seats. The other space would be used to bring the total employees on-site to 10 (2 incremental employees).

Thank you for your assistance with this,

Michelle

703-980-3499



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7144 Main Street Clifton VA 20124		Date: [Month / Year] 4/20/21		
1. Type of Permit:	<input type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Office <input type="checkbox"/> Retail		
	<input checked="" type="checkbox"/> Special Use <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: michelle Trainor, Clifton Eatery LLC				
Mailing Address: 13204 Johnny Moore Ln. Clifton VA 20124				
Phone: 703-980-3499				
Email Address: michelle.trainor@gmail.com				
3. Name of Property Owner (if different): Weaver House				
Mailing Address: Gian Mazzi				
4. Name of Business / Organization: Clifton Cafe (DBA) Clifton Eatery LLC				
5. Owner of Business / Organization: michelle Trainor, sole member				
6. Tax Map Number: 0754 02 0032				
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height. <input checked="" type="checkbox"/> Plat Attached				

8. Attach Floor Plan to Scale (non-residential & home business): <input checked="" type="checkbox"/> Floor Plan Attached				
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: ① Correct current use permit from 56 to 62 seats ② Transition 4 horse hippie parking spaces to the Clifton cafe, using 1 space for employee parking + 3 spaces for seating → bringing employee count to 10 and guest seating to 74.				
10. If Commercial, Home Business, Agricultural or Industrial: Commercial, Special Use Restaurant.				
11. Describe Operation: Restaurant / Cafe'				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: <u>1676</u> SF				
11.b. Days & Hours of Operation (include special events): <u>Mon-Thurs. 7am to 10pm, Fri + Sat. 7am - 11pm Sun. 7am - 10pm</u>				
11.c. Number of Employees on Site at any One Time: <u>10</u>				
11.d. Number of Seats (Restaurant/Church): Total: <u>74</u> . If applicable, provide number of seats located Inside: <u>44</u> and; Outside: <u>30</u>				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>1676</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: <u>21</u> (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): <u>21</u>				
11.h. Gross Floor Area of Dwelling (Home Business Only): <u>—</u> SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ <u>250</u> Submitted				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

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: _____

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: Michele L. Loria

DATE: 4/21/2021

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 4-21/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____

SIGNATURE

PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____

SIGNATURE

PRINT

CONDITIONS: _____

**Town of Clifton
Commercial Parking Tabulation**

Property Name: Weaver House / Clifton Cafe
 Property Owner's Name: Gian Mazzi
 Owner's Contact Information: 703-901-0242
 Date: 4/20/21
 Building Total Gross Floor Area: 1676

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/Retail/Other Commercial Use)	NUMBER OF EMPLOYEES	NUMBER OF CUSTOMER SEATS (For Restaurant Use Only)	PARKING SPACES REQUIRED	DATE OF APPROVAL OF USE PERMIT
	Clifton Cafe	1676	Restaurant		30	5	May 2013
					28*	7	Feb 2016
					4*	1*	
				8		4	
					62*	17	spaces today
	Clifton Cafe				12	3	Requested
				2		1	Requested
					74	21	Requested

*Corrected numbers from May 7, 2019 approved use permit

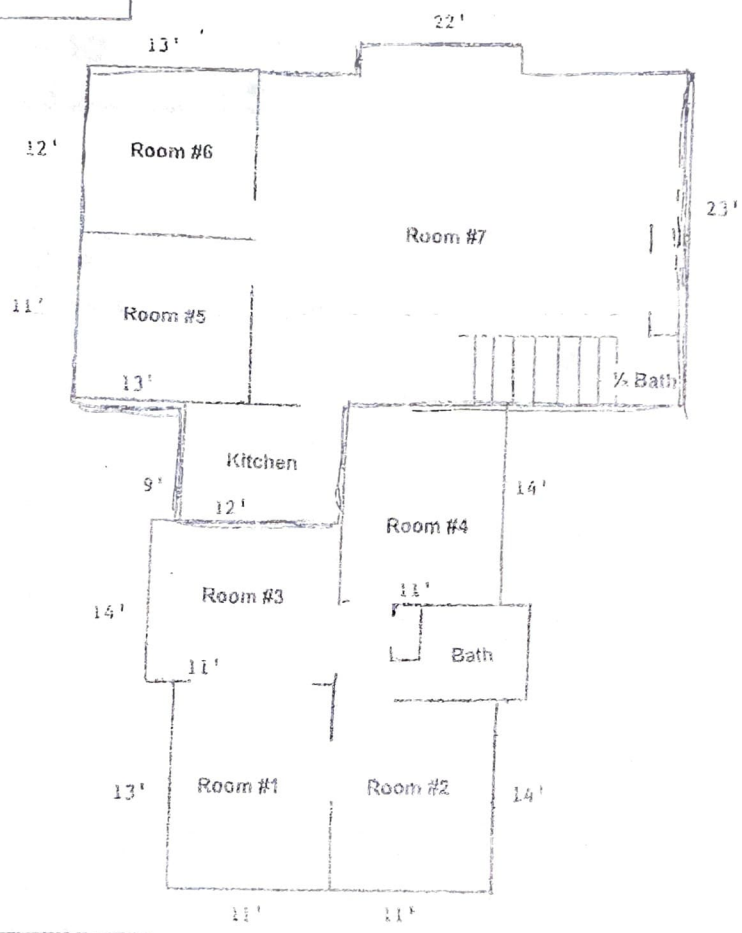
Total # of Platted Parking Spaces on the Property: 21

Total # of Use Permit Allocated Parking Spaces: 21

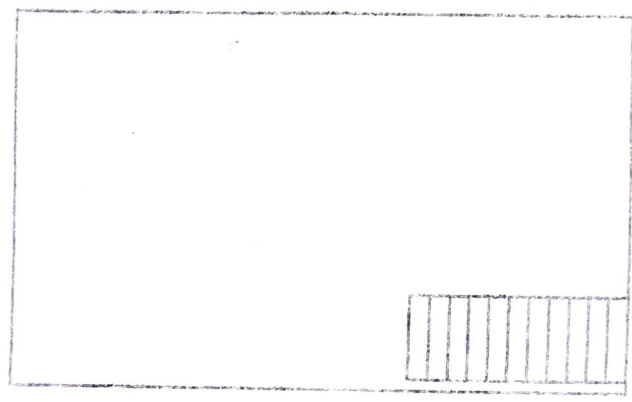
Total # of Loading Spaces: _____

7144 Main Street
Clifton, Virginia 20124

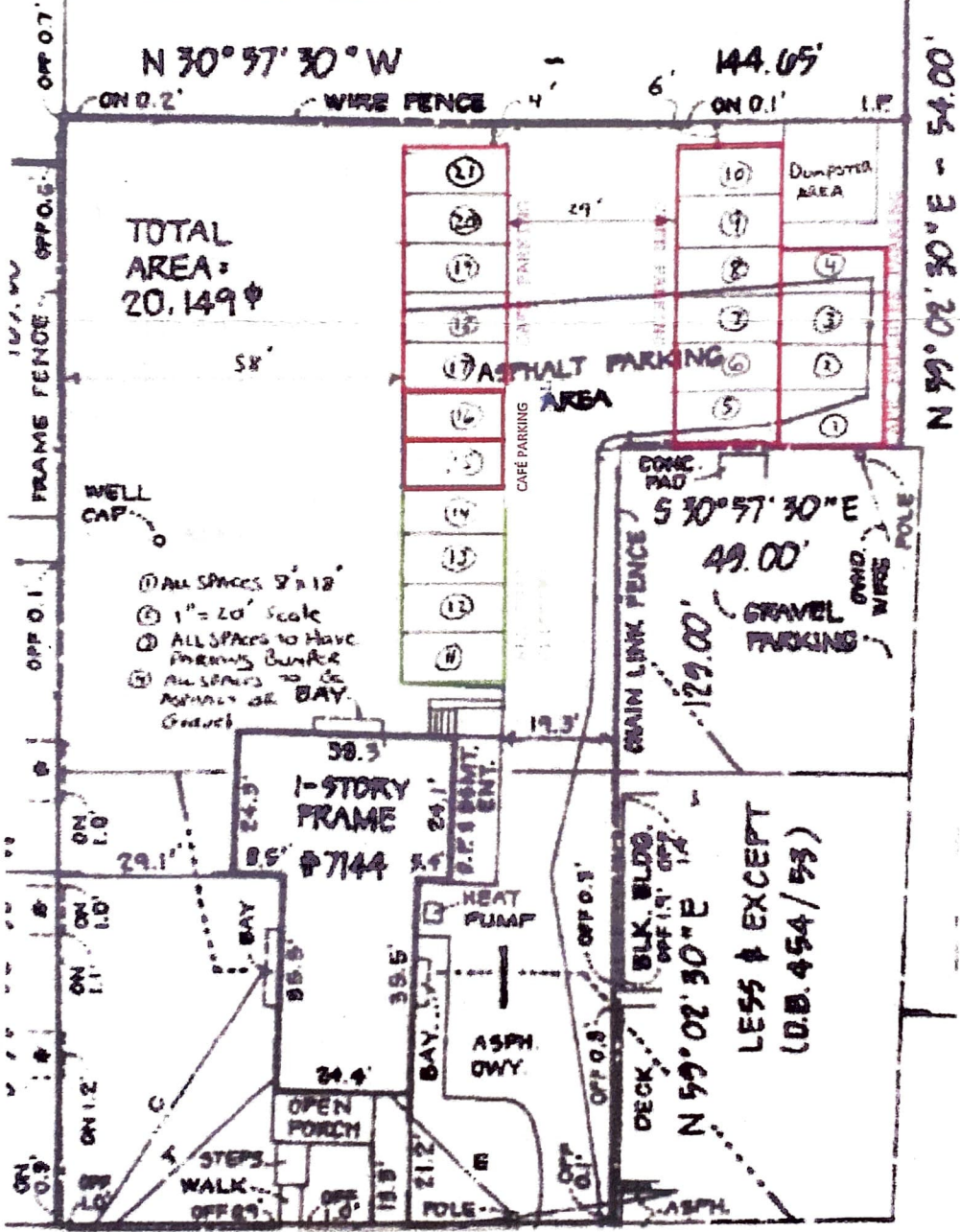
MAIN LEVEL

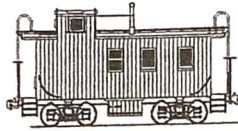


LOWER LEVEL



CLIFTON CAFE PARKING PLAN





SPECIAL USE PERMIT TOWN OF CLIFTON, VIRGINIA

1. Type of Permit: Special Use, Restaurant
2. Name of Applicant: Clifton Eatery, LLC (Michelle Trainor, Sole Member); 13204 Johnny Moore Lane, Clifton, VA 20124; Michelle.Trainor@gmail.com; 703-980-3499
3. Owner of Property: Steffen and Erin Tengesdal and Thomas Van Blaricom (Clifton Café Realty)
4. Name of Business / Organization: Clifton Eatery, LLC, dba Clifton Café
5. Owner of Business / Organization: Michelle Trainor
6. Address of Premises: 7144 Main Street
7. Tax Map Number: 0754-02-0032
8. Attach Copy of Plat for Property: Parking Plan Attached
9. Attach Floor Plan (All Non-Residential and Home Business): Floor Plan Attached
10. Zoning District of Premises: Commercial
1. Type of Use: Non-Residential Special Use Permit – Restaurant
11. Purpose of the Application: New Special Use Permit to indicate new ownership, number of employees, hours of operation, square footage, number of parking spaces and on-site parking for employee parking, and number of parking spaces required for Horse Hippie.
- If Commercial, Home Business, Agricultural or Industrial: Commercial: Special Use Permit – Restaurant
12. Operation Description: Restaurant/café business
- 12.2 Number of Employees: No more than eight (8) employees on site during peak hours
- 12.3 Hours of Operation: Monday-Thursday 7AM-10PM; Friday 7AM-11PM; Saturday 8AM-11PM; Sunday 8AM-9PM, with early opening at 6AM on several special event occasions.
- 12.4 Number of Client visits per Day: N/A
- 12.5 Square Footage (Sq. Ft.) of Premises: 1,000
- 12.6 Number of Seats: Total of 56 seats total inside and outside; of which no more than 30 seats be outside.
- 12.7 Number of Off-street Parking Spaces Available
- 12.8 Number of Off-street Parking Spaces Required:

# Parking Spaces Required	Seat-to-Spot Ratio	Seats	Assigned
5 Patron On-site	6:1	30 ²⁸	May 2013
7 Patron On-site	4:1	26	Feb 2016
4 Employee On-site			

17	Total Parking Spaces			
#	Parking Spaces Available			
17	On-site			

Specific Restrictions:

- That the Clifton Café, which has an ABC license, continue to operate as restaurant/café business.
- That the hours of operation are Monday-Thursday 7AM-10PM; Friday 7AM-11PM; Saturday 8AM-11PM; Sunday 8AM-9PM, with early opening at 6AM on several special event occasions.
- That a maximum of 8 employees be on site at any one time.
- That the restaurant/café have a maximum of 56 seats total inside and outside; of which no more than 30 seats be outside.
- That the parking spaces required for restaurant/cafe use are as follows:
 - pre-approved 30 seats from use permit dated May 21, 2013 which required 5 parking spaces, at a 6 to 1 ratio,
 - an additional 26 seats requested by the instant application, which require 7 parking spaces, at a 4 to 1 ratio,
 - 8 employees which require 4 parking spaces,
- Therefore, a total of 17 parking spaces is required.
- That the drawn to scale Parking Plat for the use of all the occupants of the Property located at 7144 Main Street, is as attached to the March 27, 2019 application. The only other business located at 7144 Main Street is Horse Hippie which previously been allocated 4 parking spaces.
- That the 4 parking spaces abutting and accessed solely by Ford Lane be used only by the employees of the applicant.
- That the parking spaces numbered 5-21 on the plat will not as a matter of routine, access or exit the parking area through Ford Lane, except in the case of an emergency.
- That no outdoor music is allowed.
- That the entrance to parking area from Main Street be clearly delineated; and that no planters, signs, etc., which are used at this entrance be located on the sidewalk.
- That no additional lighting to the outside of the property used for restaurant/café seating or parking be added without review by the Planning Commission and Town approval.
- That ARB approval be obtained for any signs and if necessary, for the installation of any awnings or sails on the outdoor area.
- Provide adequate access to empty the dumpster.

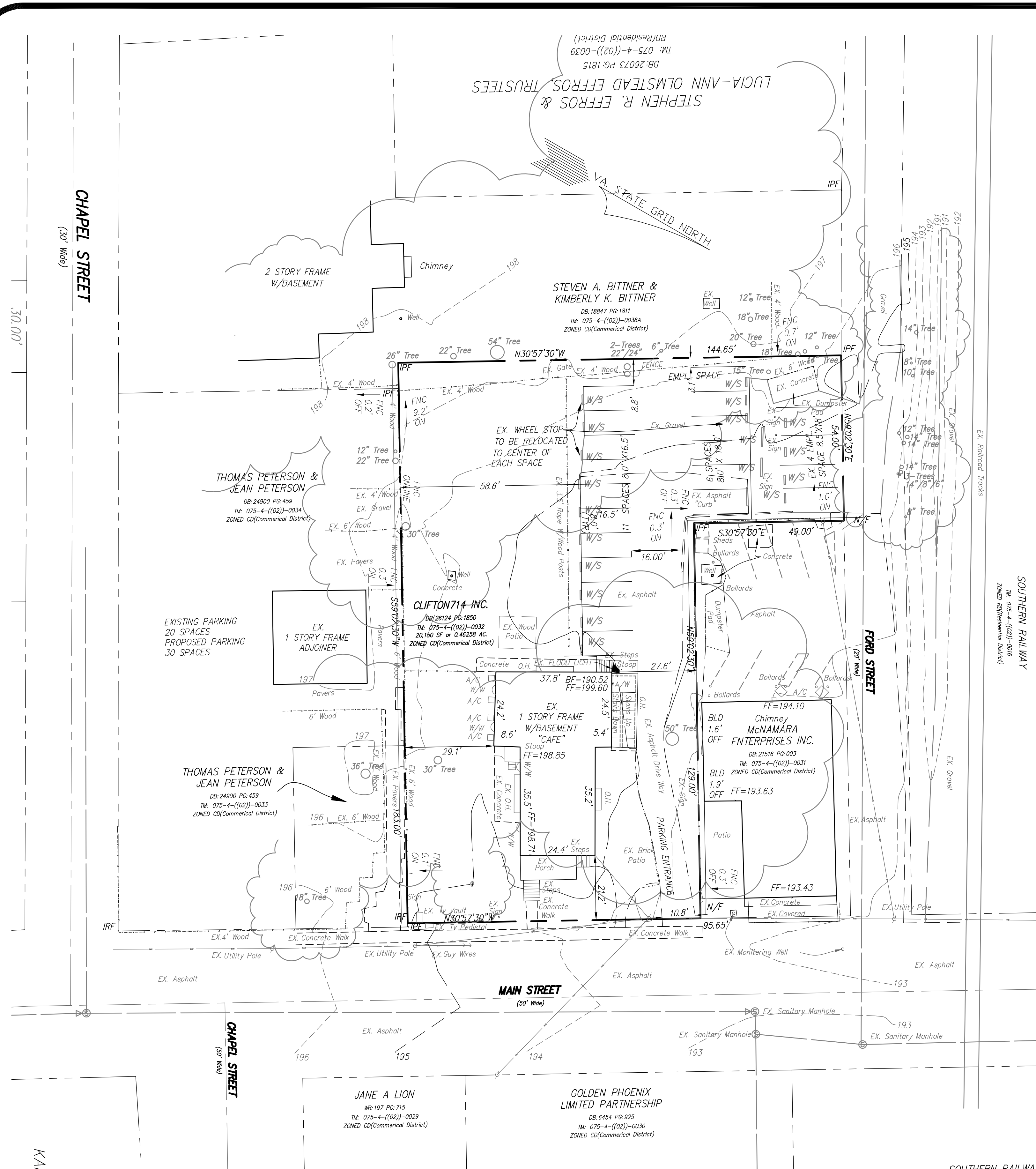
Fee Enclosed: \$250

The above use is found to be in conformity with the provisions of the Clifton Town Ordinances.

On the serving of notice by the Town Council of any violation of any such provisions or requirements with respect to any building or the use thereof, or the use of the land, this Use Permit shall become null and void as provided in the Clifton Town Ordinances, Chapter 1, Section 16 and Chapter 9, Section 14 and a new Use Permit shall be required for any further use of such building or land.

(Town Seal)

Approved by: 
 William Hollaway, Mayor



NUMBER OF PARKING
PROPOSED SPACES = 21

NOTE:
ALL EXISTING WHEEL STOPS SHALL BE RELOCATED TO THE CENTER OF EACH PARKING SPACE.

LEGEND:

- 100--- EXISTING CONTOUR
- 37.50 EXISTING SPOT SHOT
- |--- EXISTING STORM DRAIN
- |--- EXISTING SANITARY SEWER
- W--- EXISTING WATER LINE
- E--- EXISTING UTILITY
- E--- EXISTING UTIL. POLE
- E--- EXISTING TREE LINE
- EX. 6' HOLLY EXISTING TREE TO BE SAVED
- (TBR) DENOTES TO BE REMOVED
- (TBA) DENOTES TO BE ABANDONED
- W/S EX. WHEEL STOP
- EMPL. DENOTES EMPLOYEE

NO.	DATE	DESCRIPTION	BY
1	5/06/21	REVISE PARKING LAYOUT TO USE EX. PAVED AREA	HM

PARKING LAYOUT PLAN #5
CLIFTON714 INC.
DB: 26124 PG: 1850
TM: 075-4-(02)-0032
#7144 MAIN STREET CLIFTON, VIRGIA 20124
SPRINGFIELD TOWN OF CLIFTON TRANSPORT DISTRICT
THE TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA



PROFESSIONAL DESIGN GROUP, INC.
4124 WALNEY ROAD, SUITE M
CHANTILLY, VIRGINIA 20151
ENGINEERS, SURVEYORS, CONSULTANT
PHONE (703) 631-2344
FAX (703) 378-2102

DESIGN BY:	PJT
DRAWN BY:	PJT
CHECKED BY:	HM
DATE:	February 2021
SCALE:	1"=20'
JOB NO.:	00468
DRAWING NO.:	468-SK-1

To: Planning Commission, Town of Clifton
From: Michelle Trainor, Clifton Cafe
Date: May, 6th 2021
Re: Request for Loading Zone Waiver

Dear Kathy and the Planning Commission,

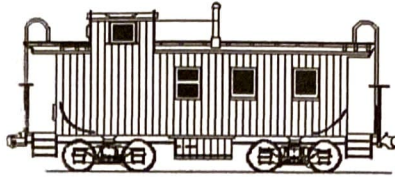
As discussed in the April 27, 2021 Planning Commission meeting, the Clifton Café will be seeking a waiver to the loading space requirement as outlined in section *9-13 Parking*, of the Town Code.

I am requesting that the town council waive the loading space requirement for the Clifton Cafe as the provision of a loading area is not feasible given the location of existing structures, utilities and a tree. To lessen the impact of deliveries on the town I have contacted my vendors to make the following arrangements. The bakery deliveries, arriving in smaller trucks will use our parking lot in the morning hours before we open, the bakery vendors have key drop entry to our building. My weekly food vendor who arrives in a larger truck also delivers to the Pub and Villagio. They were able to provide the delivery days used by the pub and I will work to the pub's schedule allowing deliveries to be made at the same time. We use a third vendor for seafood and produce. They are working with me to arrange for more predictable delivery windows in the earlier morning.

I hope that these adjustments will minimize any delivery disruptions for the town and that a waiver could be issued for the Café.

Thank you for your consideration,

Michelle



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12635 Water St Clifton, VA 20124		Date: [Month / Year] 5/15/2021	
1. Type of Permit:	<input checked="" type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Special Use <input type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)
2. Name of Applicant: Don and Monica Byrne Mailing Address: 12635 Water St Clifton, VA 20124			
Phone: Don Byrne 312.371.0192 Monica Byrne 703.725.0381 Email Address: donbyrne@yahoo.com m_ptaszek@yahoo.com			
3. Name of Property Owner (if different): Mailing Address:			
4. Name of Business / Organization:			
5. Owner of Business / Organization:			
6. Tax Map Number: 0754 16 0002			
7. Attach a plat or plan drawn to scale showing the proposed construction, certified by an engineer, surveyor, architect, authorized to practice as such by VA, together with a surveyed plat of the property indicating all building and structure setbacks and height.			<input checked="" type="checkbox"/> Plat Attached

8. Attach Floor Plan to Scale (non-residential & home business):		<input type="checkbox"/> Floor Plan Attached		
9. Zoning District of Premises:	<input checked="" type="checkbox"/> Residential (Code 9-19)	<input type="checkbox"/> Commercial (Code 9-21)	<input type="checkbox"/> Agricultural (Code 9-20)	<input type="checkbox"/> Industrial (Code 9-22)
	<input type="checkbox"/> Church, Park, Community Building			
	<input type="checkbox"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: 				
Small addition and kitchen renovation				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation:				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events):				
11.c. Number of Employees on Site at any One Time: _____				
11.d. Number of Seats (Restaurant/Church): Total: _____. If applicable, provide number of seats located inside: _____ and; Outside: _____				
11.e. Gross Floor Area (GFA) of Building or /Premises: _____ SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: _____ (Code 9-13)				
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): _____				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed:				
(Fee schedule in Filing Instructions)		\$ <u>250</u>		

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING.

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) Joseph Howell DATE OF HOA APPROVAL: 5/18/2021

The undersigned hereby applies for a Use Permit pursuant to Article 2, Section 9-10 of the Zoning Ordinance of the Code of Town of Clifton, Virginia.

APPLICANT'S SIGNATURE: [Signature] DATE: 5/15/2021

PROPERTY OWNER SIGNATURE: [Signature] DATE: 5/15/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE PRINT

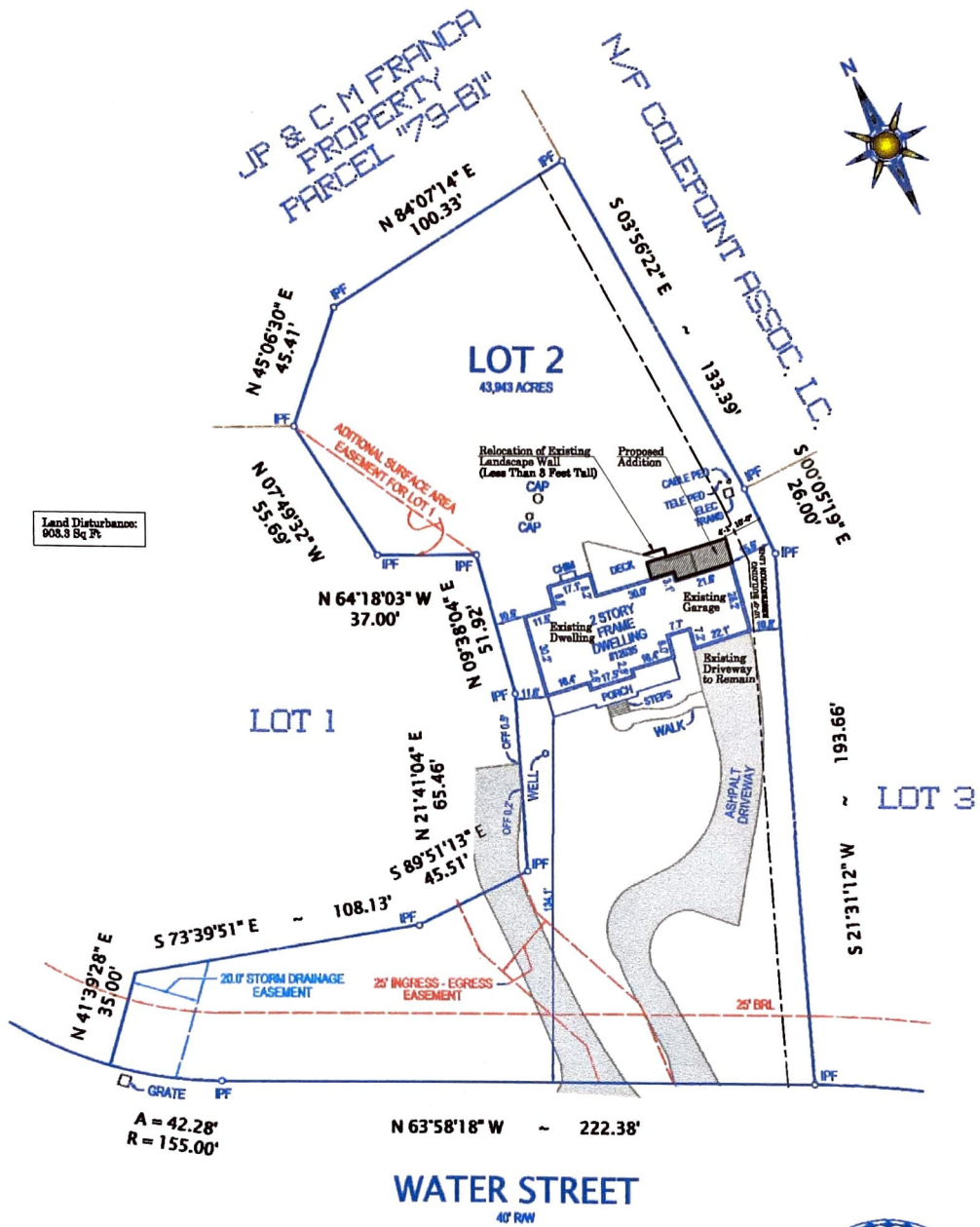
CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE PRINT

CONDITIONS: _____

NOTES: 1. UTILITIES ARE UNDERGROUND.



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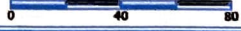
I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCRONCHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. NORTH IS RECORD NORTH. A TITLE REPORT WAS NOT FURNISHED. CORNER MARKERS WERE NOT SET.

PLAT
SHOWING HOUSE LOCATION ON
LOT 2
FROG HILL
(DEED BOOK 10402, PAGE 194)
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD TOWN OF CLIFTON
SCALE: 1" = 40' APRIL 28, 2021

ORDERED BY:
DONALD BYRNE

6855 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-688-4038
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM





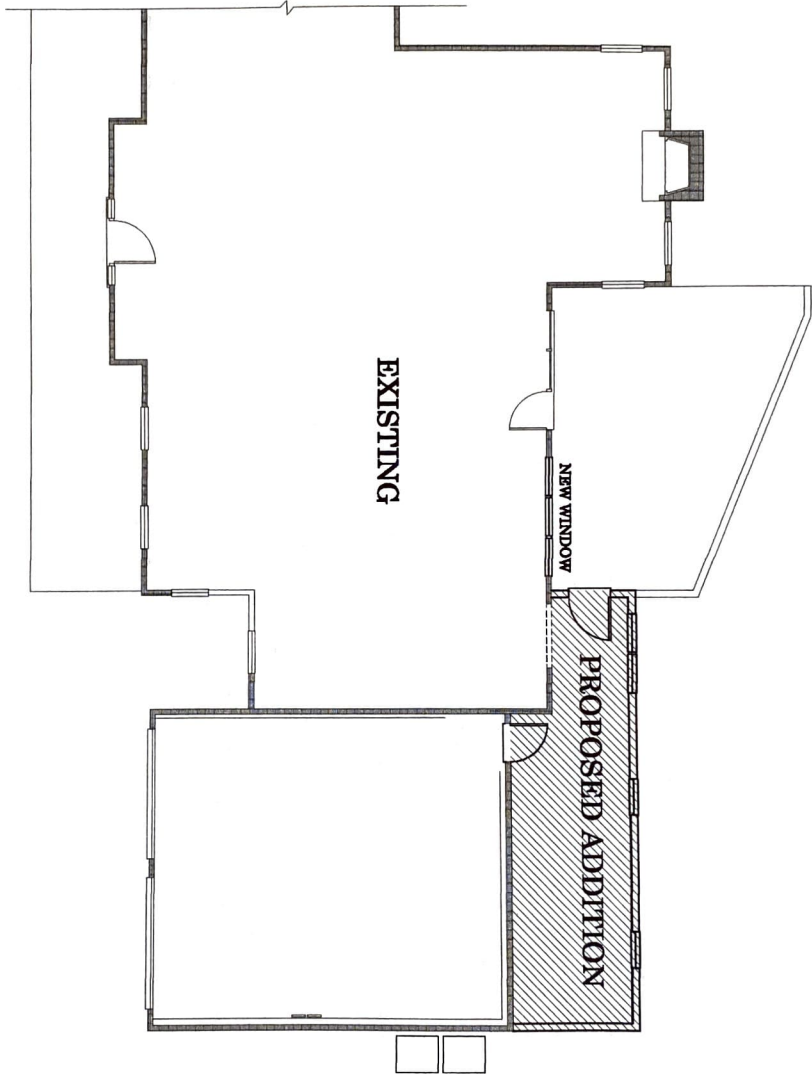
SUTTON
VANVELS
ASSOCIATES
ARCHITECTS

BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

Project Number: 18038

Date/Revision
1/17/2019 BR
1/17/2019 JW

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PROPOSED PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"



BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

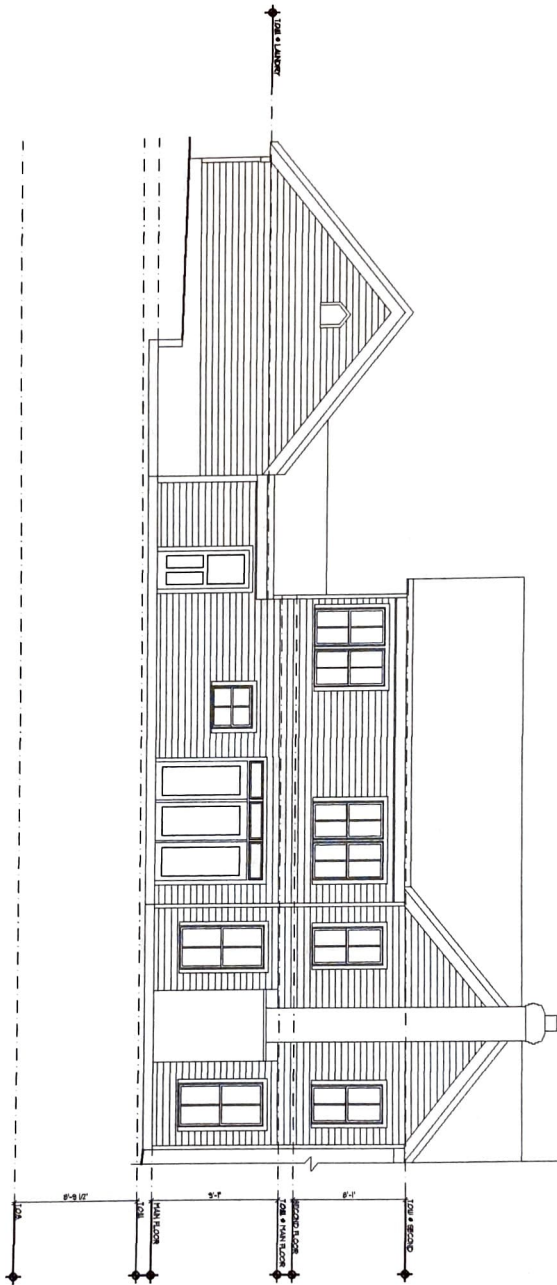
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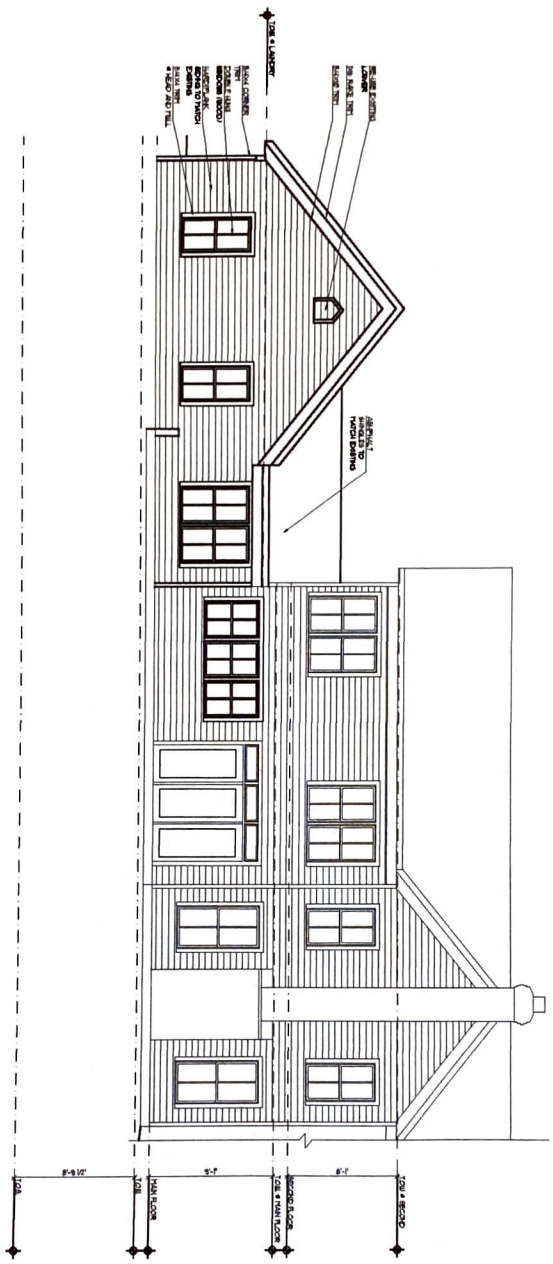
Date/Architect:
1/17/2019 BEI
1/17/2019 JV

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EXISTING PARTIAL REAR ELEVATION

1/4" = 1'-0"





PROPOSED PARTIAL REAR ELEVATION

1/4" = 1'-0"

BYRNE RESIDENCE
 12635 WATER STREET
 CLIFTON, VA 20124

Project Number: 18008

Drawn/Architect
1/17/2018 BHT
1/17/2018 VW

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SUTTON
VANANTIS
ASSOCIATES
ARCHITECTS
12635 WATER STREET
CLIFTON, VA 20124

BYRNE RESIDENCE
12635 WATER STREET
CLIFTON, VA 20124

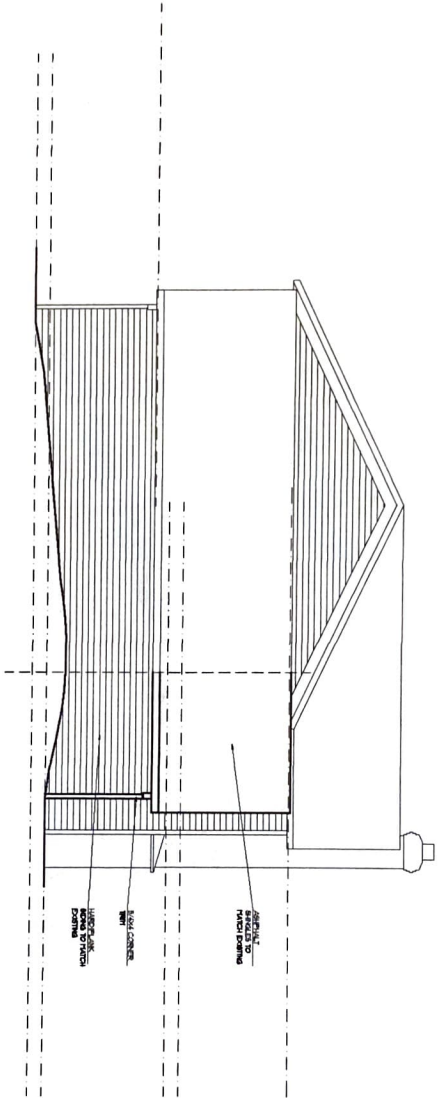
Project Number: 18003

Date/Revision:
1/17/2018 BR
1/17/2018 JV

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PROPOSED PARTIAL RIGHT ELEVATION

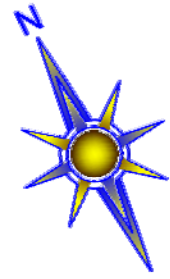
1/4" = 1'-0"



NOTES: 1. UTILITIES ARE UNDERGROUND.

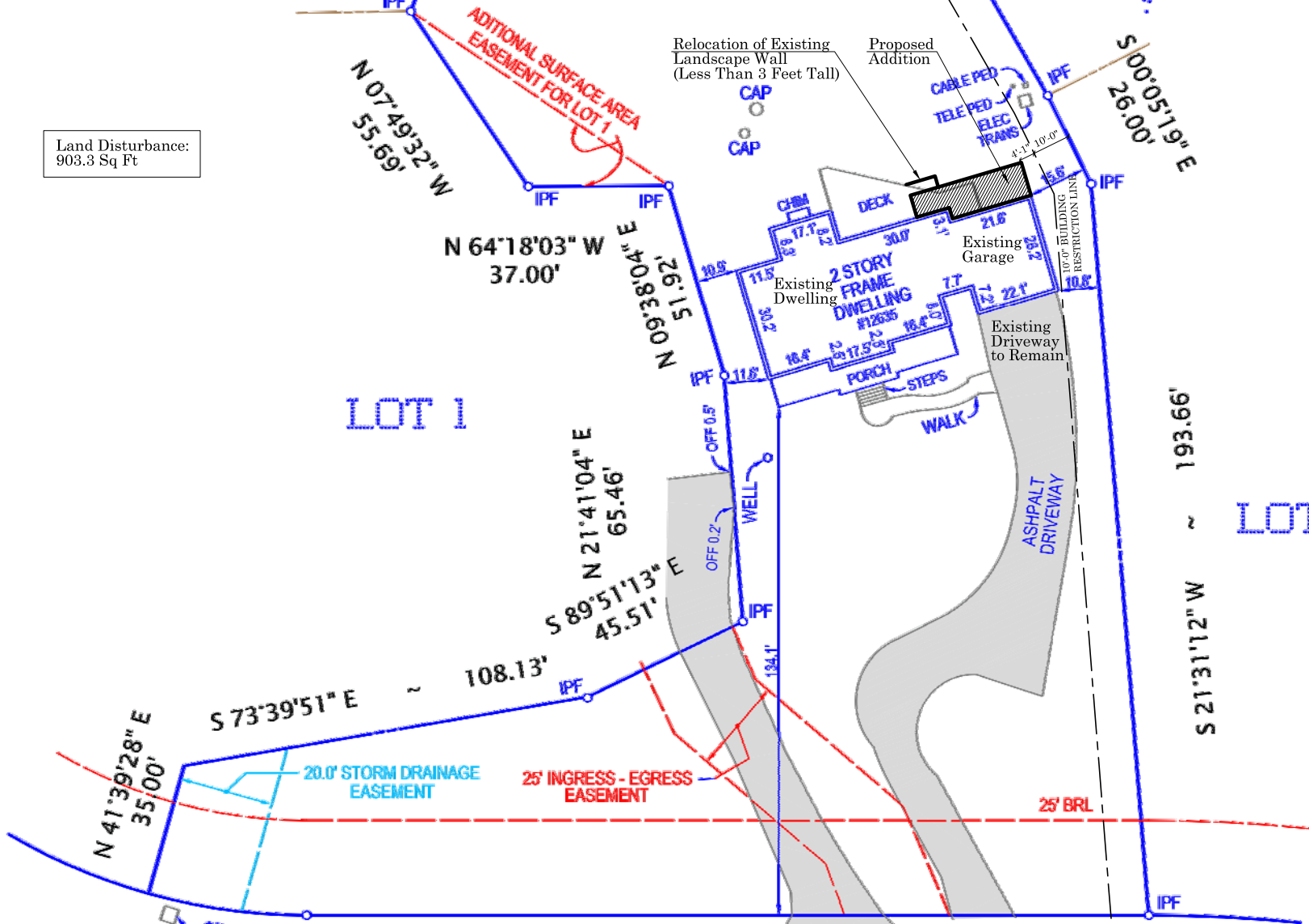
J.P. & C.M. FRANCA
PROPERTY
PARCEL "79-B1"

NVF COLEPOINT ASSOC. LLC.



LOT 2
43,943 ACRES

Land Disturbance:
903.3 Sq Ft



N 41°39'28" E
35.00'

S 73°39'51" E
108.13'

A = 42.28'
R = 155.00'

N 63°58'18" W ~ 222.38'

WATER STREET
40' RAW

193.66'

LOT 3



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I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

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SCALE: 1" = 40' APRIL 28, 2021

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DONALD BYRNE

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6655 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-688-4038
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM



Clifton Clerk <clerk@cliftonva.gov>

Fwd: 12743 Chapel Rd

1 message

khk@baberkal.com <khk@baberkal.com>
To: Clifton Clerk <clerk@cliftonva.gov>
Cc: Royce Jarrendt <royce.jarr@yahoo.com>

Thu, May 13, 2021 at 6:32 PM

Amanda sorry I did realize you were not copied.

Sent from my iPhone

Begin forwarded message:

From: Royce Jarrendt <royce.jarr@yahoo.com>
Date: May 4, 2021 at 10:16:29 AM EDT
To: Kathy Kalinowski <khk@baberkal.com>
Subject: 12743 Chapel Rd
Reply-To: Royce Jarrendt <royce.jarr@yahoo.com>

Kathy,

The detached garage and the renovated existing shed have been completed in accordance with the Certificate of Appropriateness issued by the ARB. If you have any questions or need additional information please let me know.

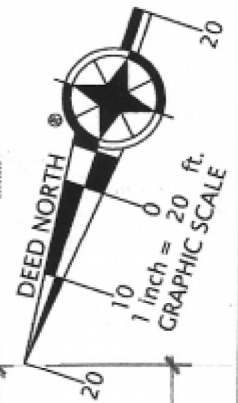
Royce Jarrendt, Chairman

Town of Clifton
Architectural Review Board

NOTES: 1. FENCES ARE FRAME.

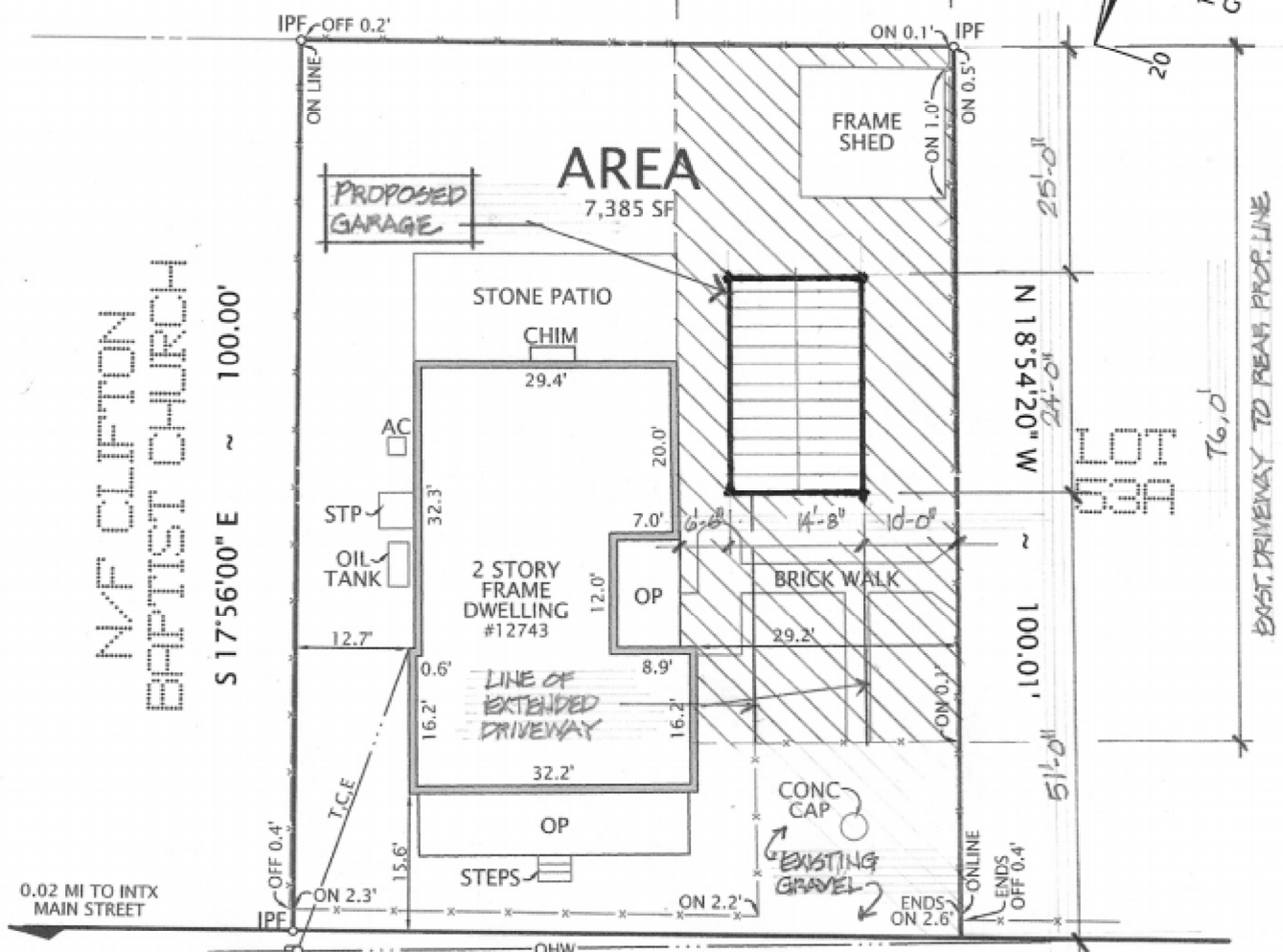
LANDS OF THE TOWN OF CLIFTON LOT 53A

S 72°04'00" W ~ 73.00'



N/F CLIFTON
BAPTIST CHURCH

S 17°56'00" E ~ 100.00'



AREA
7,385 SF

STONE PATIO

CHIM

29.4'

AC

STP

OIL TANK

2 STORY
FRAME
DWELLING
#12743

OP

BRICK WALK

LINE OF
EXTENDED
DRIVEWAY

OP

STEPS

CONC
CAP
EXISTING
GRAVEL

FRAME
SHED

Signature For Proposed
Garage Location Only

N 72°04'00" E ~ 74.69'

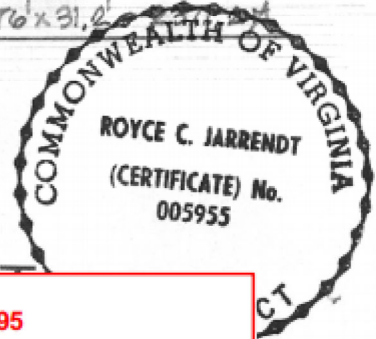
CHAPEL STREET

WIDTH VARIES ~ STATE ROUTE #T2004

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#12743 CHAPEL STREET



Approved Permit#: 203490195
Date: 01/25/21

Total land disturbance on this lot must not exceed 2500 sq. ft. Earth disturbance in excess of 2500 sq. ft. will constitute a violation and require the submission of a grading plan per Sec. 104-1-2 of the Fairfax County Code.

rendt
13/2021

(/)

Homepage (/) ▶ Fairfax Inspections Database Online, FIDO (/FIDO/default.aspx) ▶ Dynamic Portal ▶ Inspection Status

View Plan Status By

- Permit #
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=permit number)
- Applicant Name
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=plan&pgmtype=address)
- Project Name
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=project name)
- View Review Comments
(../permits/plan_review.aspx)
- Mechanical Certification Status
(../permits/search.aspx?pgmcat=mech&pgmtype=permit number)

Inspection Status by Permit Number

Permit information for 203490195

Permit Stage: Finalized
Effective: 01/25/2021

View Inspection Status By

- Permit #
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=permit number)
- Applicant Name
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=inspection&pgmtype=address)
- Project Name
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=project name)

Type	Activity Number	Description		Status
Inspection	9031516	CONCRETE ENCASED ELECTRODE 20 #1	Detail	Waived
Inspection	9031514	RESIDENTIAL FINAL #1	Detail	Passed
Inspection	9031518	RESIDENTIAL FOOTING #1	Detail	Passed
Inspection	9031521	RESIDENTIAL FRAMING #1	Detail	Cancelled
Inspection	9158757	RESIDENTIAL FRAMING #2	Detail	Waived
Inspection	9031515	RESIDENTIAL ROUTINE #1	Detail	Waived
Inspection	9158758	RESIDENTIAL ROUTINE #2	Detail	Passed
Inspection	9158765	RESIDENTIAL ROUTINE #3	Detail	Passed
Inspection	9031520	RESIDENTIAL SLAB #1	Detail	Passed
Inspection	9031519	RESIDENTIAL WALL #1	Detail	Cancelled
Inspection	9158764	RESIDENTIAL WALL #2	Detail	Waived
Inspection	9031517	RESIDENTIAL WATERPROOFING #1	Detail	Waived
Review	3095419	BUILDING REVIEW #1	Detail	Approved
Review	3136330	BUILDING REVIEW #2	Detail	Approved
Review	3095420	HEALTH REVIEW #1	Detail	Approved
Review	3095421	SITE PERMITS REVIEW #1	Detail	Approved
Fee		FILING FEE		Paid
Fee		FILING FEE TECH SURCHARGE		Paid
Condition	1465465	TOWN OF CLIFTON APPROVAL REQUIRED	Detail	Approved, APPRVD
Condition	1469222	LOG OUT REQUIRED	Detail	No affect on stage
Condition	1469221	PERMIT AUTHORIZATION FORM REQUIRED	Detail	No affect on stage
Condition	1457272	WELL OR SEPTIC ON PROPERTY	Detail	No affect on stage

View Permits By

- Permit #
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=permit number)
- Applicant Name
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=permit&pgmtype=address)
- Project Name
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=project name)

Elevators

- Check Elevator Plan Status
(../permits/search.aspx?pgmcat=elev&pgmtype=permit number)

Schedule, Modify or Cancel an Inspection
(../permits/insp_schedule.aspx)



Mobile Site



(/)

Homepage (/) ▶ Fairfax Inspections Database Online, FIDO (/FIDO/default.aspx) ▶ Dynamic Portal ▶ Inspection Status

View Plan Status By

- Permit #
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=permit number)
- Applicant Name
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=plan&pgmtype=address)
- Project Name
(../permits/plan_search.aspx?pgmcat=plan&pgmtype=project name)
- View Review Comments
(../permits/plan_review.aspx)
- Mechanical Certification Status
(../permits/search.aspx?pgmcat=mech&pgmtype=permit number)

Inspection Status by Permit Number

Inspection Status for Permit #: 203490195

Address: 12743 CHAPEL ST, CLIFTON

Permit Information

Permit Status

(ETA : Estimated Arrival Time)

Inspections	Inspection #	Scheduled Date/ETA	Completed Date	Inspector	Status
CONCRETE ENCASED ELECTRODE 20 #1	9031516				Waived
RESIDENTIAL FINAL #1	9031514	04/15/2021 (THU)	04/16/2021	PAUL ROBERSON	Passed
RESIDENTIAL FOOTING #1	9031518		02/24/2021	SHAUN MCLELLAN	Passed
RESIDENTIAL FRAMING #1	9031521	03/31/2021 (WED)	03/31/2021	JOHNNY VANNOY	Cancelled
RESIDENTIAL FRAMING #2	9158757				Waived
RESIDENTIAL ROUTINE #1	9031515				Waived
RESIDENTIAL ROUTINE #2	9158758	03/31/2021 (WED)	03/31/2021	JOHNNY VANNOY	Passed
RESIDENTIAL ROUTINE #3	9158765	03/31/2021 (WED)	03/31/2021	JOHNNY VANNOY	Passed
RESIDENTIAL SLAB #1	9031520		03/04/2021	SHAUN MCLELLAN	Passed
RESIDENTIAL WALL #1	9031519	03/31/2021 (WED)	03/31/2021	JOHNNY VANNOY	Cancelled
RESIDENTIAL WALL #2	9158764				Waived
RESIDENTIAL WATERPROOFING #1	9031517				Waived

View Inspection Status By

- Permit #
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=permit number)
- Applicant Name
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=inspection&pgmtype=address)
- Project Name
(../permits/insp_search.aspx?pgmcat=inspection&pgmtype=project name)

View Permits By

- Permit #
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=permit number)
- Applicant Name
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=applicant name)
- Address (../permits/search.aspx?pgmcat=permit&pgmtype=address)
- Project Name
(../permits/perm_search.aspx?pgmcat=permit&pgmtype=project name)

Elevators

- Check Elevator Plan Status
(../permits/search.aspx?pgmcat=elev&pgmtype=permit number)

Schedule, Modify or Cancel an Inspection
(../permits/insp_schedule.aspx)



Mobile Site





Clifton Clerk <clerk@cliftonva.gov>

Fwd: 12743 Chapel Rd

1 message

khk@baberkal.com <khk@baberkal.com>
To: Clifton Clerk <clerk@cliftonva.gov>
Cc: Royce Jarrendt <royce.jarr@yahoo.com>

Thu, May 13, 2021 at 6:32 PM

Amanda sorry I did realize you were not copied.

Sent from my iPhone

Begin forwarded message:

From: Royce Jarrendt <royce.jarr@yahoo.com>
Date: May 4, 2021 at 10:16:29 AM EDT
To: Kathy Kalinowski <khk@baberkal.com>
Subject: 12743 Chapel Rd
Reply-To: Royce Jarrendt <royce.jarr@yahoo.com>

Kathy,

The detached garage and the renovated existing shed have been completed in accordance with the Certificate of Appropriateness issued by the ARB. If you have any questions or need additional information please let me know.

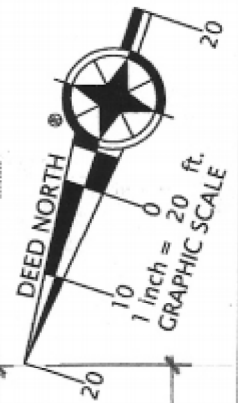
Royce Jarrendt, Chairman

Town of Clifton
Architectural Review Board

NOTES: 1. FENCES ARE FRAME.

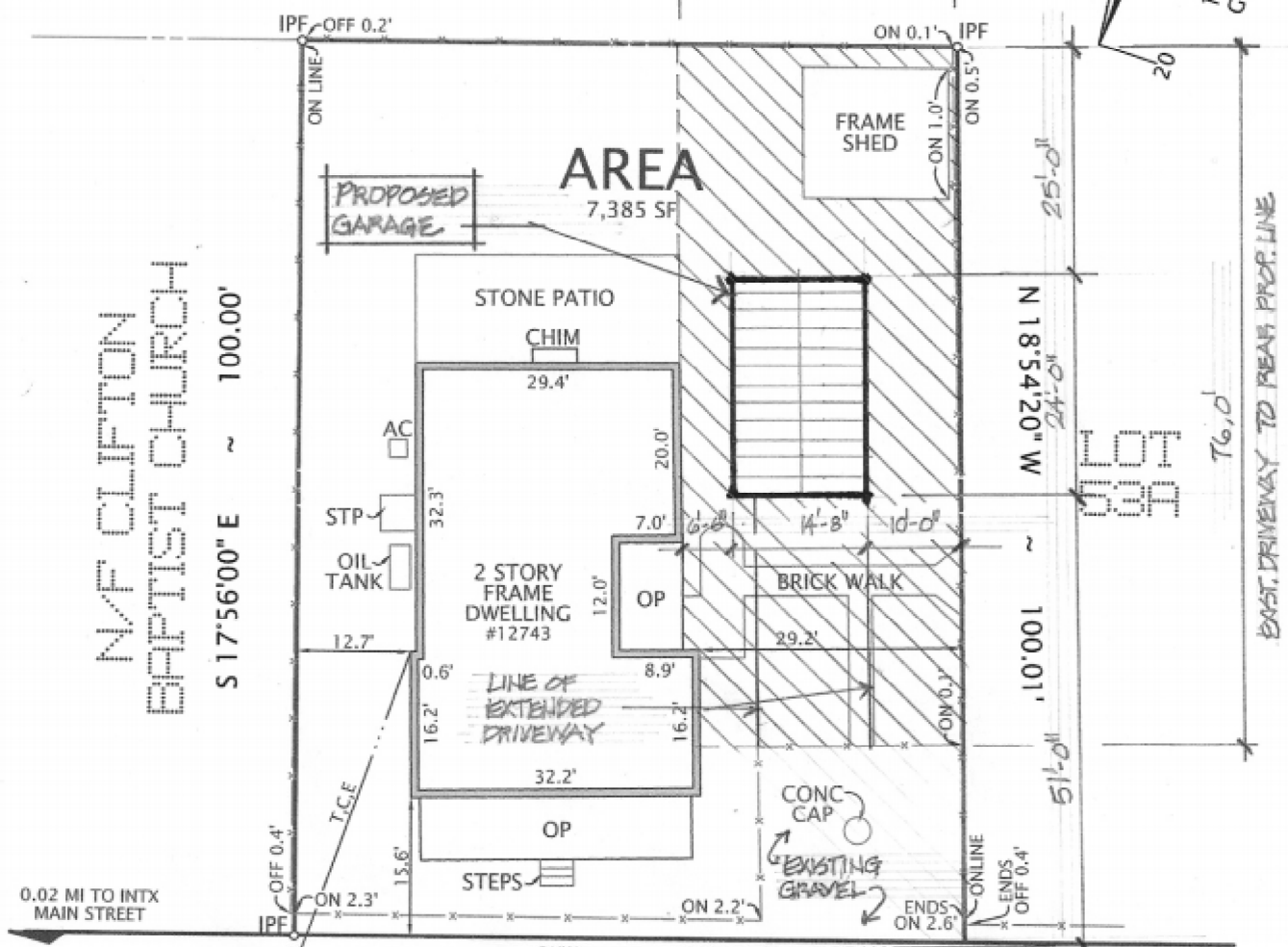
LANDS OF THE TOWN OF CLIFTON LOT 53A

S 72°04'00" W ~ 73.00'



N/F CLIFTON
BAPTIST CHURCH

S 17°56'00" E ~ 100.00'



AREA
7,385 SF

STONE PATIO

CHIM

29.4'

AC

STP

OIL TANK

2 STORY
FRAME
DWELLING
#12743

OP

BRICK WALK

LINE OF
EXTENDED
DRIVEWAY

OP

STEPS

CONC
CAP
EXISTING
GRAVEL

FRAME
SHED

PROPOSED
GARAGE

Signature For Proposed
Garage Location Only

N 72°04'00" E ~ 74.69'

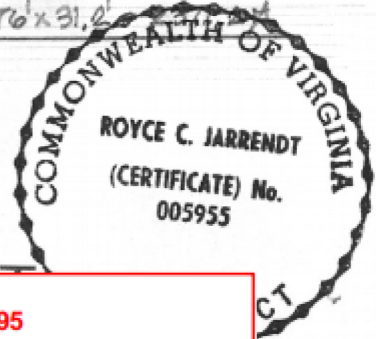
CHAPEL STREET

WIDTH VARIES ~ STATE ROUTE #T2004

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#12743 CHAPEL STREET



Approved Permit#: 203490195
Date: 01/25/21

Total land disturbance on this lot must not exceed 2500 sq. ft. Earth disturbance in excess of 2500 sq. ft. will constitute a violation and require the submission of a grading plan per Sec. 104-1-2 of the Fairfax County Code.

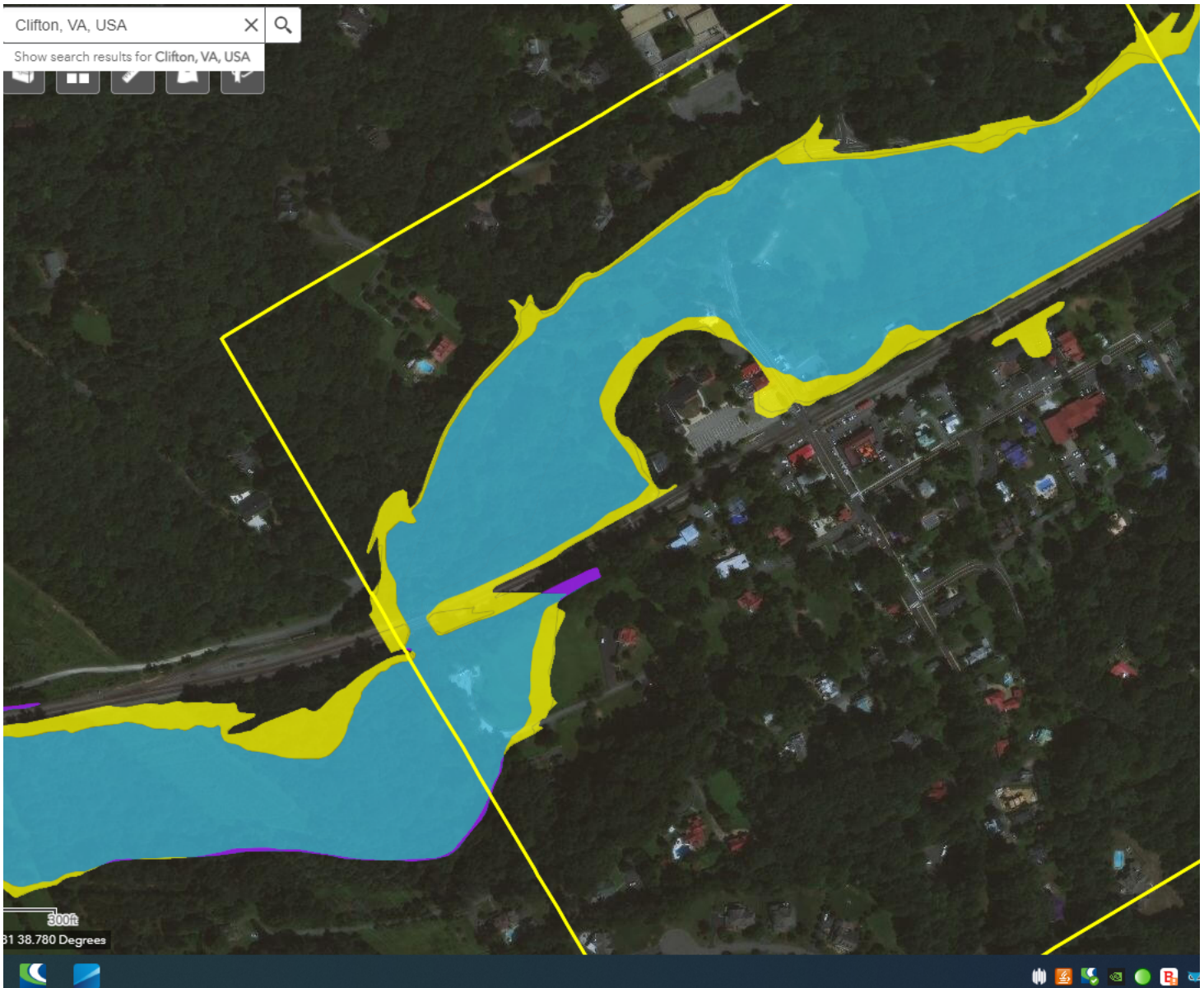
rendt
13/2021

Letter from FEMA

Scott Peterson <speterson@gordon.us.com>
To: Clifton Clerk <clerk@cliftonva.gov>
Cc: Kathy Kalinowski <khk@baberkal.com>, Planning Commission <planning@cliftonva.gov>

Amanda,

There was only one area of increase by the train tracks at the end of Ford Lane, there were several areas where there was a decrease in the flood extent. Below is a map showing the change and blue remains the same. Let me know if you need any additional information.



[Quoted text hidden]

Virginia's Local and Regional Water Supply Planning
Regulation
and the
Northern Virginia Regional Water Supply Plan

Town of Clifton
November 7, 2006

Normand Goulet
Northern Virginia Regional Commission



- PDC 8 -

“Northern Virginia Regional Commission”



The *Northern Virginia Regional Commission (NVRC)* is a regional council of local governments in Northern Virginia.

NVRC's programs and policies:

- represents 14 cities, towns and counties on regional issues including the environment, human services, regional planning and emergency preparedness.

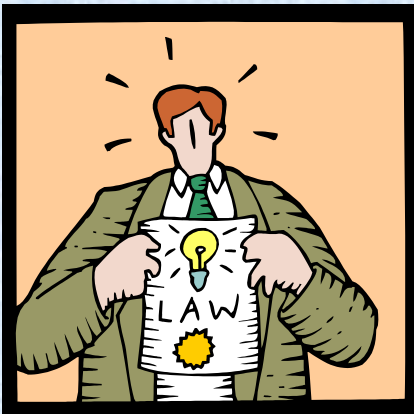
NVRC serves as a:

- neutral forum for decision-making;
- provide information and analyses necessary to make sound local and regionally beneficially decisions;
- provide professional and technical services to enable member governments to plan for their future, both individually and as a region.



Local and Regional Water Supply Planning Regulation, 9 VAC 25-780

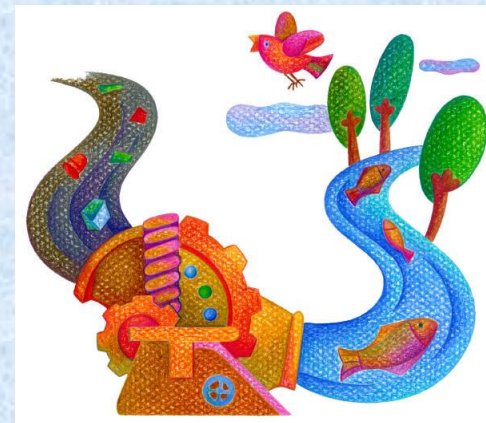
- Effective November 2, 2005
- Establishes comprehensive water supply planning process
- Outlines criteria for water supply plan development



Water Supply Planning Regulation: State Wide Goals

Development of a comprehensive statewide water supply planning process

- Ensures availability of drinking water
- Protects all beneficial uses
- Encourages alternative water sources
- Promotes conservation



Water Supply Planning Regulation: Local Goals

- Create water planning partnerships
- Increase public involvement, & support, in resource decisions
- Improve understanding of:
 - Our long-term water needs,
 - Our water resources, andTheir sustainability.



Water Supply Planning Regulation: **Implementation Role - Local**

ALL Localities (counties, cities and towns) -- or the regional groups they form -- are expected to take the lead role in planning for their future water needs -- for a minimum of 30 and a maximum of 50 years.



Water Supply Planning Regulation: Requirements

- Local governments and community water systems will **coordinate and cooperate** with each other in the **development** of the plan.
- Local, regional & state-wide plans address **all** beneficial water uses and **all** users, including:
 - those who are **self-supplied**, plus those who are **served by a community water system**, and
 - those who **rely on groundwater, surface water or alternative sources**.

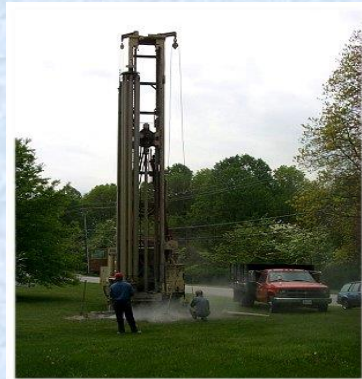


Water Supply Planning Regulation: Requirements

- A water supply plan with 7 elements (§70 - §130), plus,
- A copy of the adopted documents, e.g. plans, ordinances, etc.
- A resolution approving the plan from each local government that is party to the plan; and
- A record of the local public hearing, a copy of all written comments and the submitter's response to all written comments received.



Water Supply Planning Regulation: Required Elements



- A description of **existing water sources**;

- A description of **existing water use** for the most recent complete calendar year that is available on date of submittal;



Water Supply Planning Regulation: **Required Elements**

- An assessment of **projected water demand**, for a min. of 30 to a max. of 50 years
- A statement of **future need** i.e. comparison of projected demand vs. available supply;
- An analysis that identifies **potential alternatives to address projected deficits** in water supplies;



Water Supply Planning Regulation: Required Elements

- A description of **existing water resource conditions** (environmental);
- A description of potential **water management actions**



Water Supply Planning Regulation: **Plan Deadlines**

- Localities with populations $> 35,000$
 - November 2, 2008
- Localities with populations of 35,000 - 15,000
 - November 2, 2009
- Localities with populations $< 15,000$
 - November 2, 2010
- Regional water plans
 - November 2, 2011



Water Supply Planning Regulation: Requirements

- **DEQ will review all local and regional plans to determine compliance** with this regulation and consistency with the State Water Resources Plan.
- Localities will review their plans within **five years** of compliance to assess adequacy. Plan resubmission required every 10 years.
- Significant changes require DEQ review.



Northern Virginia Regional Plan

- Commission Requested to investigate Regional Plan
- Northern Virginia Water Supply Workgroup established June, 2006
- Workgroup affirmed the recommendation that NVRC take the lead for the region to develop a regional WSP for those participating jurisdictions; and had requested an affirmation from each jurisdiction in their willingness to participate



Northern Virginia Regional Plan Oversight

- Executive Committee comprised of the CAO's and Water Utility CEO's
- Technical Advisory Committee (TAC) comprised of staff from the appropriate jurisdictional agencies and Water Utilities
 - facilitate the exchange of required information, review the regional WSP, and to shepherd the WSP through the public hearing process.



Northern Virginia Regional Plan Participation

- Participation is being extended to ALL independent Towns, Cities and Counties in Northern Virginia
- Verbal commitment received from all Commission Members for end of December
- Resolutions
 - Loudoun County
 - Prince William County
 - Town of Vienna
 - Town of Leesburg



Northern Virginia Regional Plan Benefits

- Compliance with State Regulations;
- Economy of Scale;
- Examining planning issue overlooked;
- Integrated into regional water supply response plan;
- Document Clifton's
 - Current water uses
 - Future needs and trends

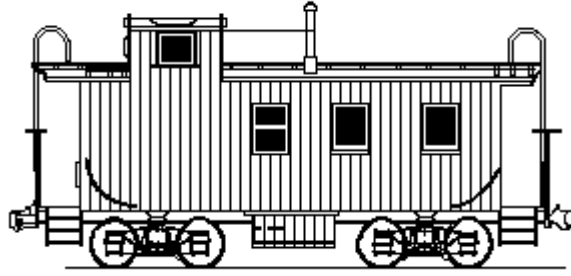


Northern Virginia Regional Plan Benefits

“When the well is dry, we
[will] learn the worth of
water [and good water
supply planning].”

Ben Franklin, Poor Richards Almanac, 1746





**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, MAY 25, 2021, 7:30 PM
ELECTRONIC PUBLIC HEARING AND
REGULAR MEETING, VIA ZOOM**

Until further notice from the Mayor of Clifton, and in accordance with the Resolution of the Planning Commission regarding Remote Participation by Electronic Means Policy and the Town Council Continuity of Government Methods, to the Planning Commission and Authorizing Remote Participation by Electronic Means Without a Physical Quorum Being Present Pursuant to Virginia Law, the Town of Clifton Planning Commission is holding all Meetings noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meetings will be conducted using Zoom teleconferencing audio and video service, and connection information will be provided to members of the public to afford the opportunity to citizens to witness the operation of the Town of Clifton government. Connection information is available from, and will be provided by, the Town Clerk upon receiving an emailed request directed to clerk@cliftonva.gov.

Order of Business:

1. Public Hearing Regarding the Special Use Permit Application for Clifton Café at 7144 Main Street.
2. Special Use Permit Application:
 - a. Clifton Café, 7144 Main Street.
3. Residential Use Permit Application:
 - a. 12635 Water Street, Preliminary Use Permit for Construction.
 - b. 12743 Chapel Street, Final Use Permit for Construction.
4. Update:
 - a. 7184 Clifton Road, Final Use Permit Application – Status.
5. Unfinished Business:
 - a. Application Fees – Administrative Change.
6. New Business:
 - a. FEMA Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) Review.
 - b. NVRC Regional Water Supply Plan Study
7. Approve April 27, 2021 Regular Meeting Minutes.
8. Adjournment.