

CLIFTON TOWN PLANNING COMMISSION
TUESDAY, AUGUST 31, 2021, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124

Present: Kathy Kalinowski, Chair; Town Council Representative Member Patrick Pline; Mac Arnold; Paula Sampson; Michelle Stein; Terri Winkowski.
Staff: Amanda Christman, Town Clerk.
Absent: Susan Yantis

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

Order of Business:

1. Residential Preliminary Use Permit for Construction Application:
 - a. 12581 Redbird Ridge Road

See attached application.

The Planning Commission reviewed the application for construction of an addition to a home and garage at 12581 Redbird Ridge Road, Clifton owned by Mr. and Mrs. Charneco and presented by Royce Jarrendt at the meeting. Mr. Jarrendt certified on the plat that the land disturbance would be limited to 2137 square feet and noted the planned development together with all setbacks.

- **Chair Kalinowski moved to recommend approval of the preliminary use permit for construction as set forth on the proposed plat and accompanying architectural drawings, with the conditions that sediment controlling fences be used to control sediment from roads and slopes; a Certificate of Approval from the ARB be obtained, all necessary County building permits and other permits must be obtained and a final use permit must be applied for within two years, at which time all permits must be included and a certification that the construction was completed in accordance with the preliminary use permit and COA must be provided, seconded by Member Stein. The motion was approved by poll, 6-0.**

2. Unfinished Business:

- a. Zoning Ordinance Update.

The Planning Commission continued its discussion on updating the Town's Ordinance to specify the hours for loading and unloading of dumpsters located on commercial properties to be no earlier than 7AM for dumpster emptying, and adding a requirement that trucks operating for night loading and unloading should be parked a required distance away from any buildings being used as a residence. Additional proposed changes will be forthcoming.

- b. Approve June 29, 2021 Regular Meeting Minutes.

- **Chair Kalinowski moved to approve the June 29, 2021 Regular Meeting Minutes as presented, seconded by Member Stein. The motion was approved by poll, 5-0-1 (Member Sampson abstained).**

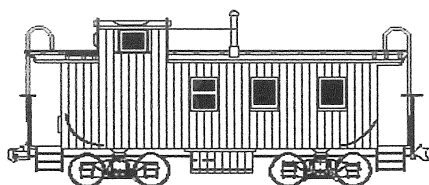
3. New Business:

- a. Updating the Clifton Town Plan.

It was noted that the Town Plan needs to be updated, and that the Northern Virginia Regional Commission (NVRC) may be able to assist, as it did with the previous update. Member Sampson volunteered to reach out to the County as a starting point for the project.

4. Adjournment.

The Meeting was adjourned by general acclamation at 8:22 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12581 Redbird Ridge Rd		Date: [Month / Year] 08/11/2021		
1. Type of Permit:	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input checked="" 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 type="checkbox"/> Special Use	<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
	<input type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Royce Jarrendt				
Mailing Address: 12639 Chapel Rd				
Phone: 703 932-5762				
Email Address: Royce.jarr@yahoo.com				
3. Name of Property Owner (if different): Dianne & Humberto Charneco				
Mailing Address: 12581 Redbird Ridge Rd. Clifton, VA 20124				
4. Name of Business / na Organization:				
5. Owner of Business / na Organization:				
6. Tax Map Number:				
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 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: Addition to the existing structure				
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) \$ 250.00 _____				

*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: [Signature]

DATE: 8/14/2021

PROPERTY OWNER SIGNATURE: [Signature]
Humberto R. Charney

DATE: 8/13/2021

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT

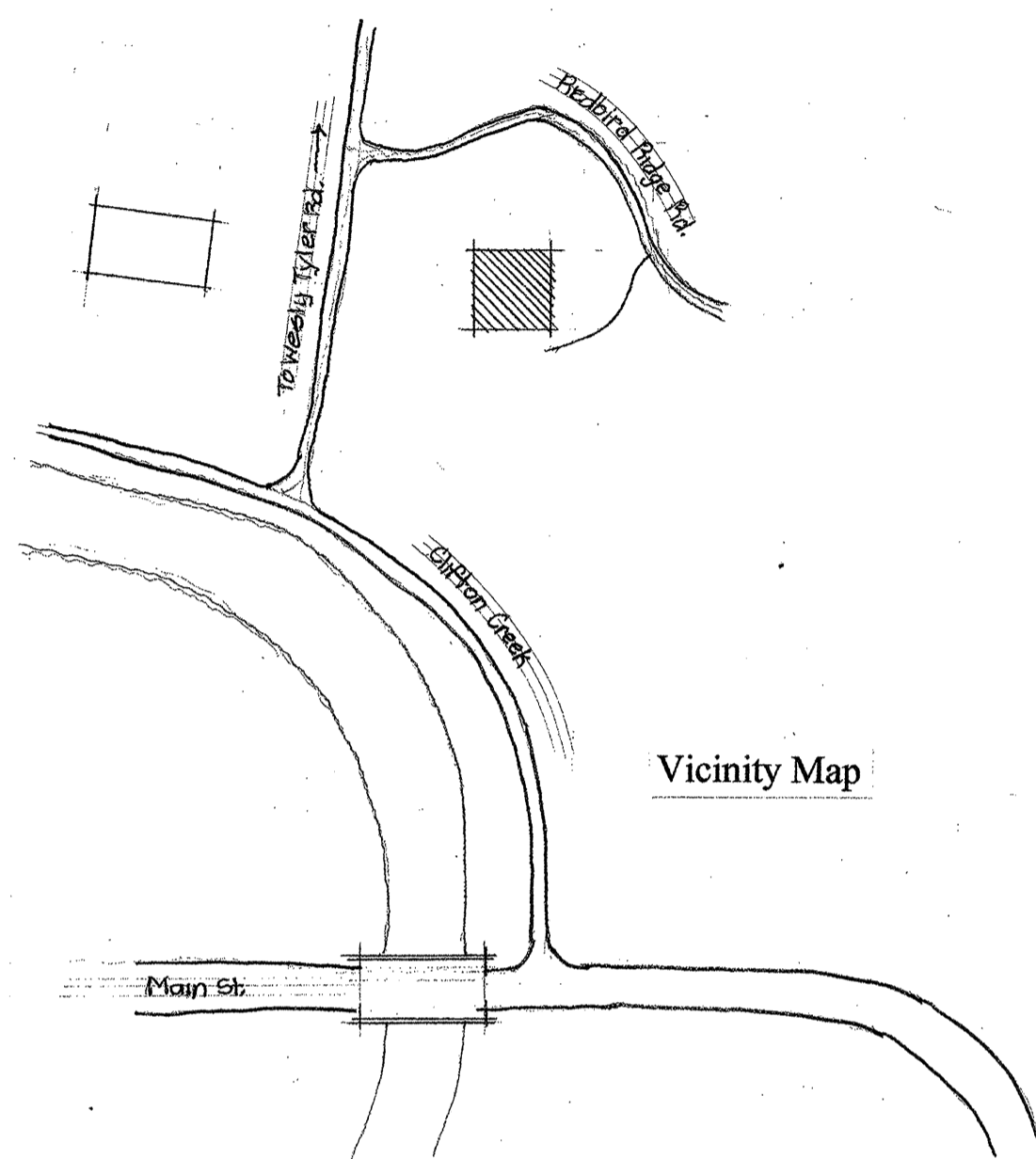
CONDITIONS: _____

APPROVED DISAPPROVED

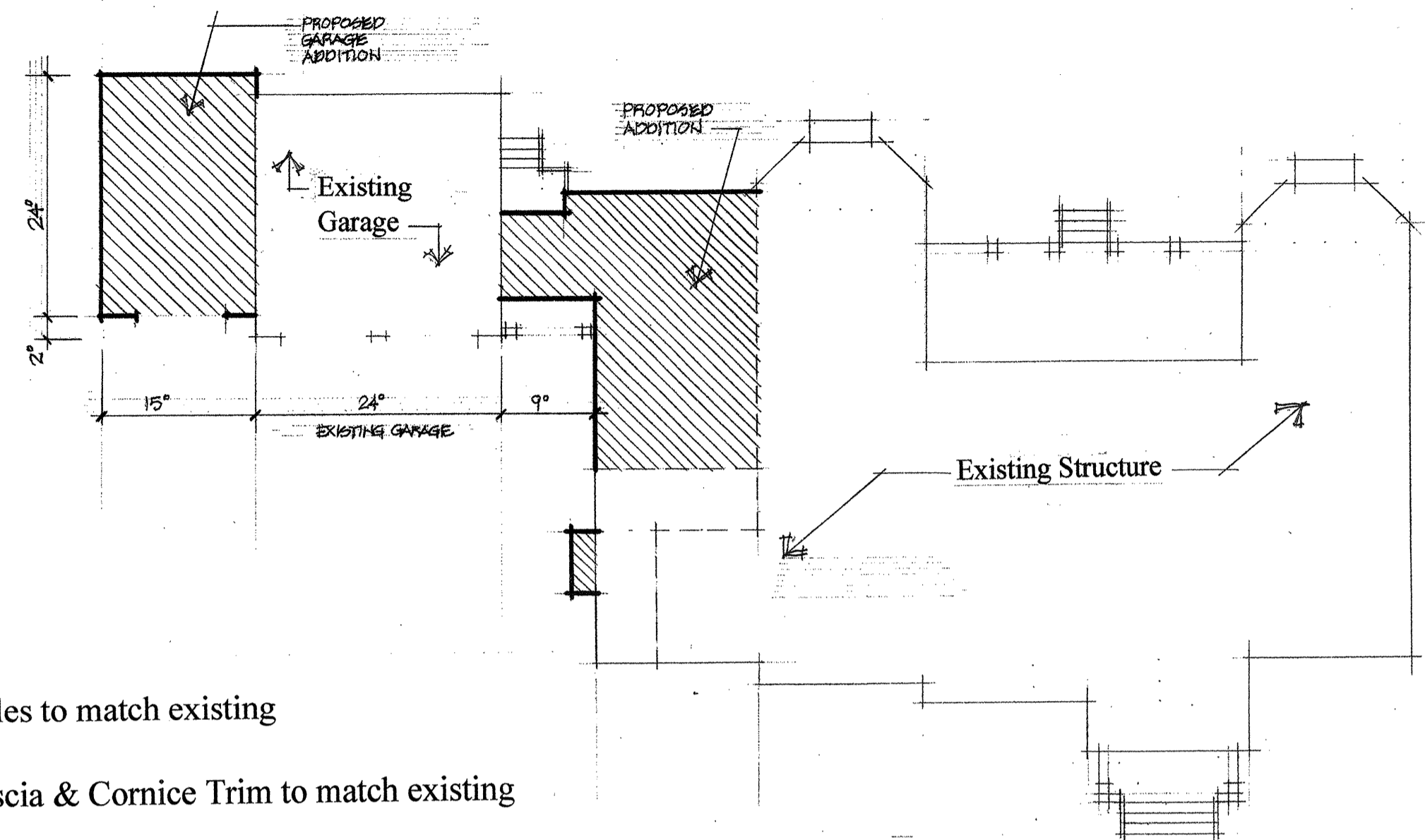
TOWN COUNCIL: _____
SIGNATURE

PRINT

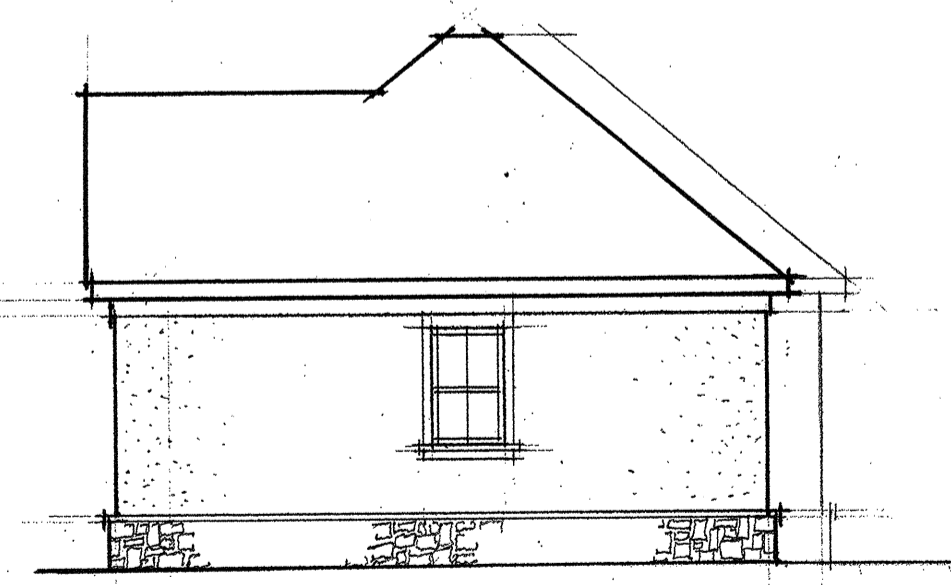
CONDITIONS: _____



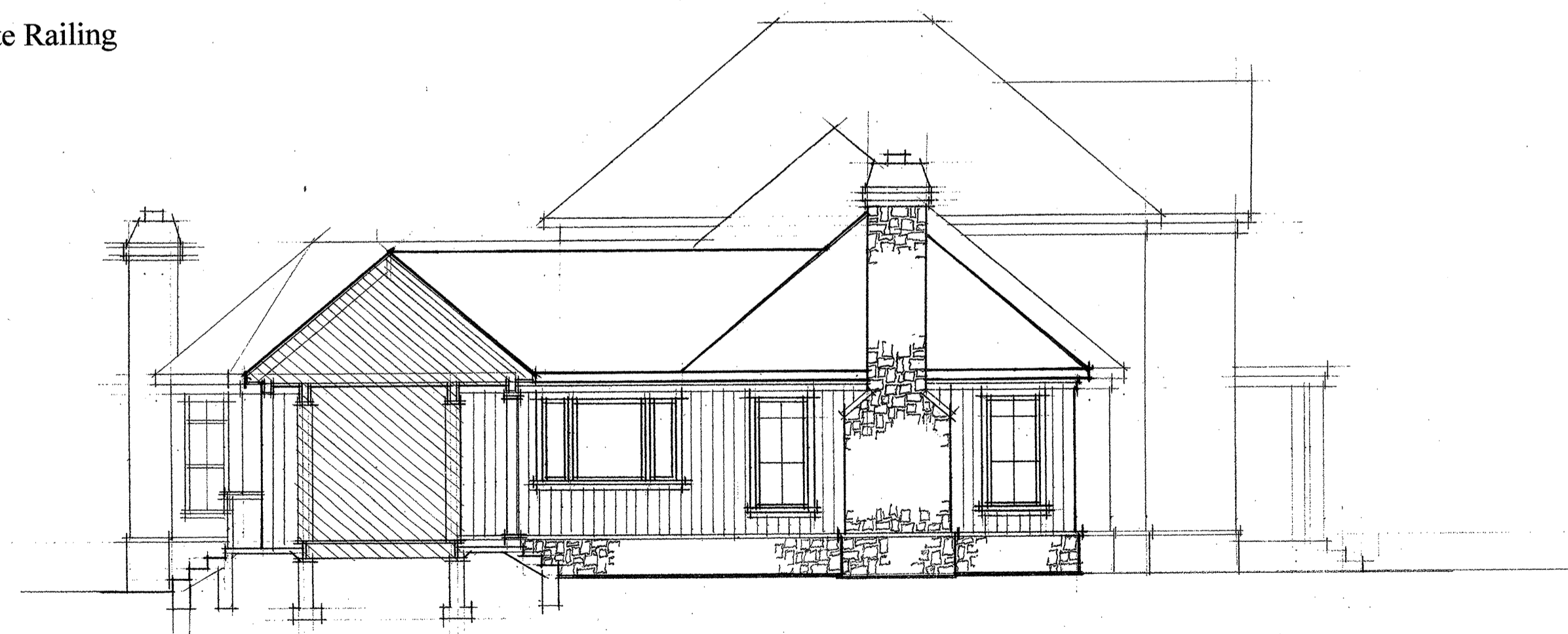
Vicinity Map



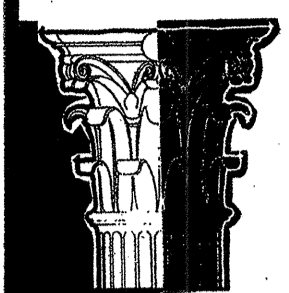
- * Asphalt Shingles to match existing
- * Composite Fascia & Cornice Trim to match existing
- * Composite T&G Vertical siding
- * Stucco To match existing
- * Wood Doors (pedestrian)
- * Metal Garage Door to match existing
- * Composite or Clad Windows
- * Composite Railing



Garage Side Elevation



Left Side Elevation



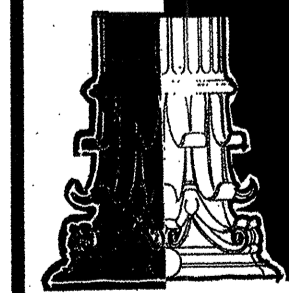
ROYCE CHARLES JARRENDT

Architect
Clifton, Virginia 20124

703-932-5762

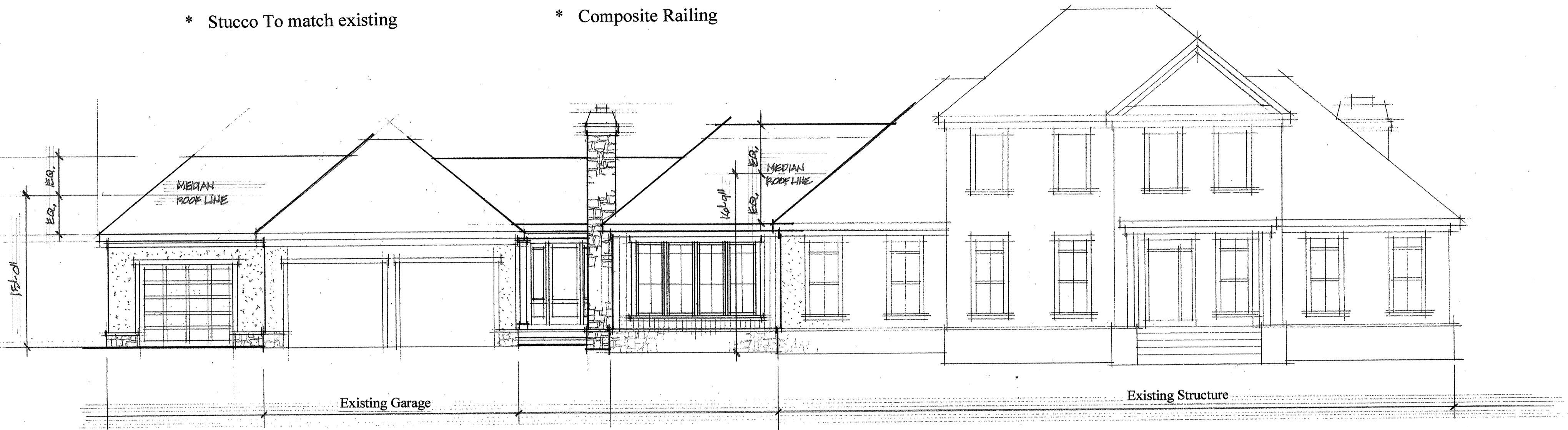
12639 Chapel Road

12851 Redbird Ridge Rd.

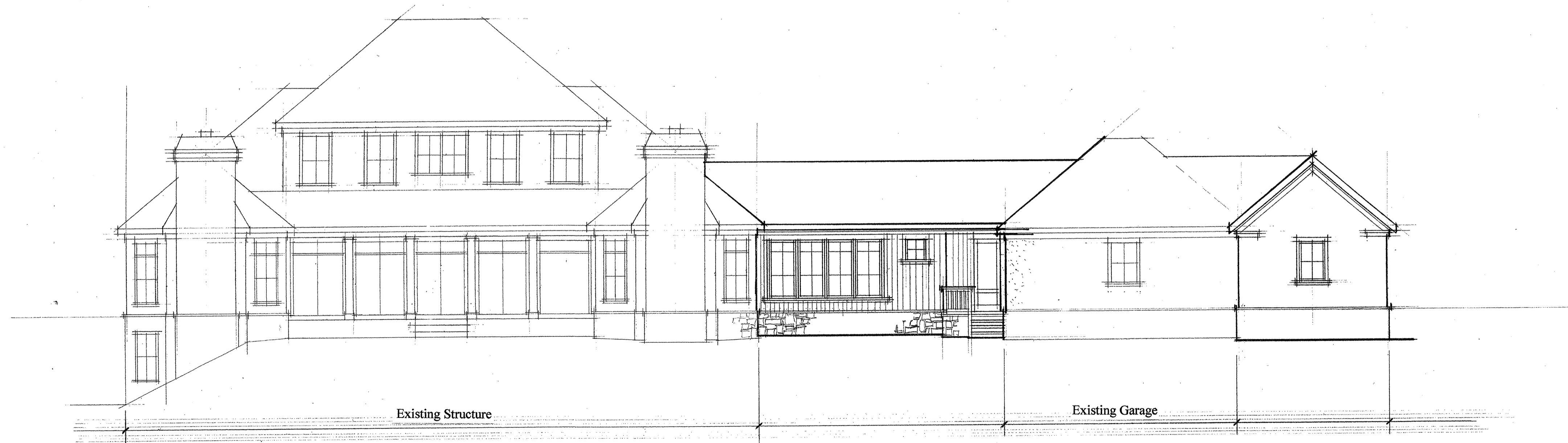


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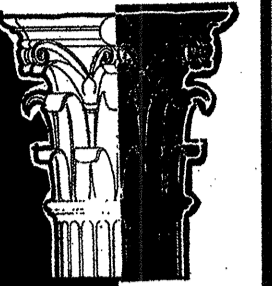
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Front Elevation



Rear Elevation



ROYCE CHARLES JARRENDT

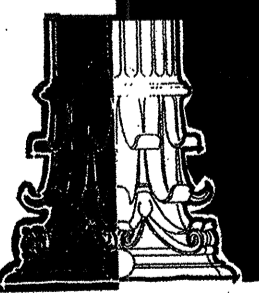
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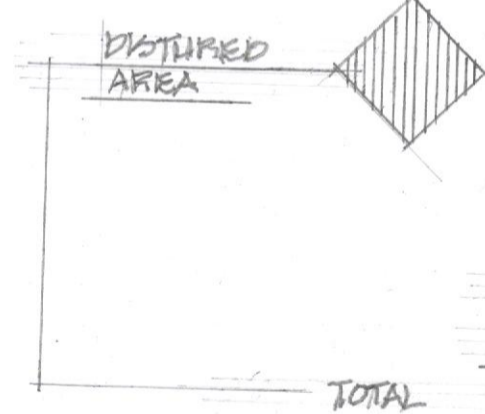
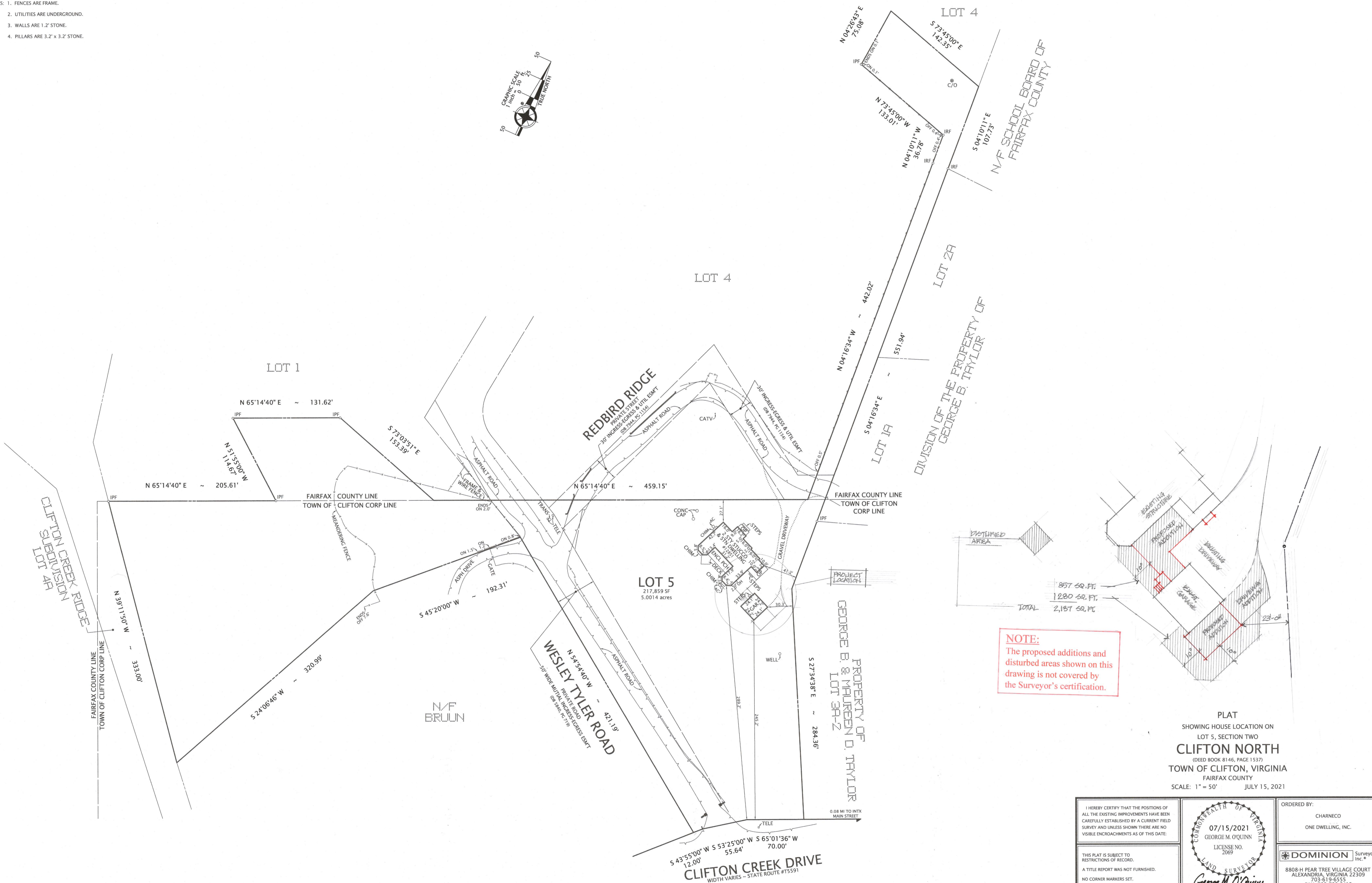
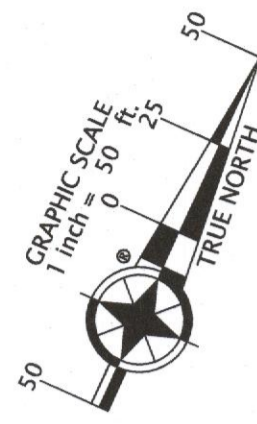
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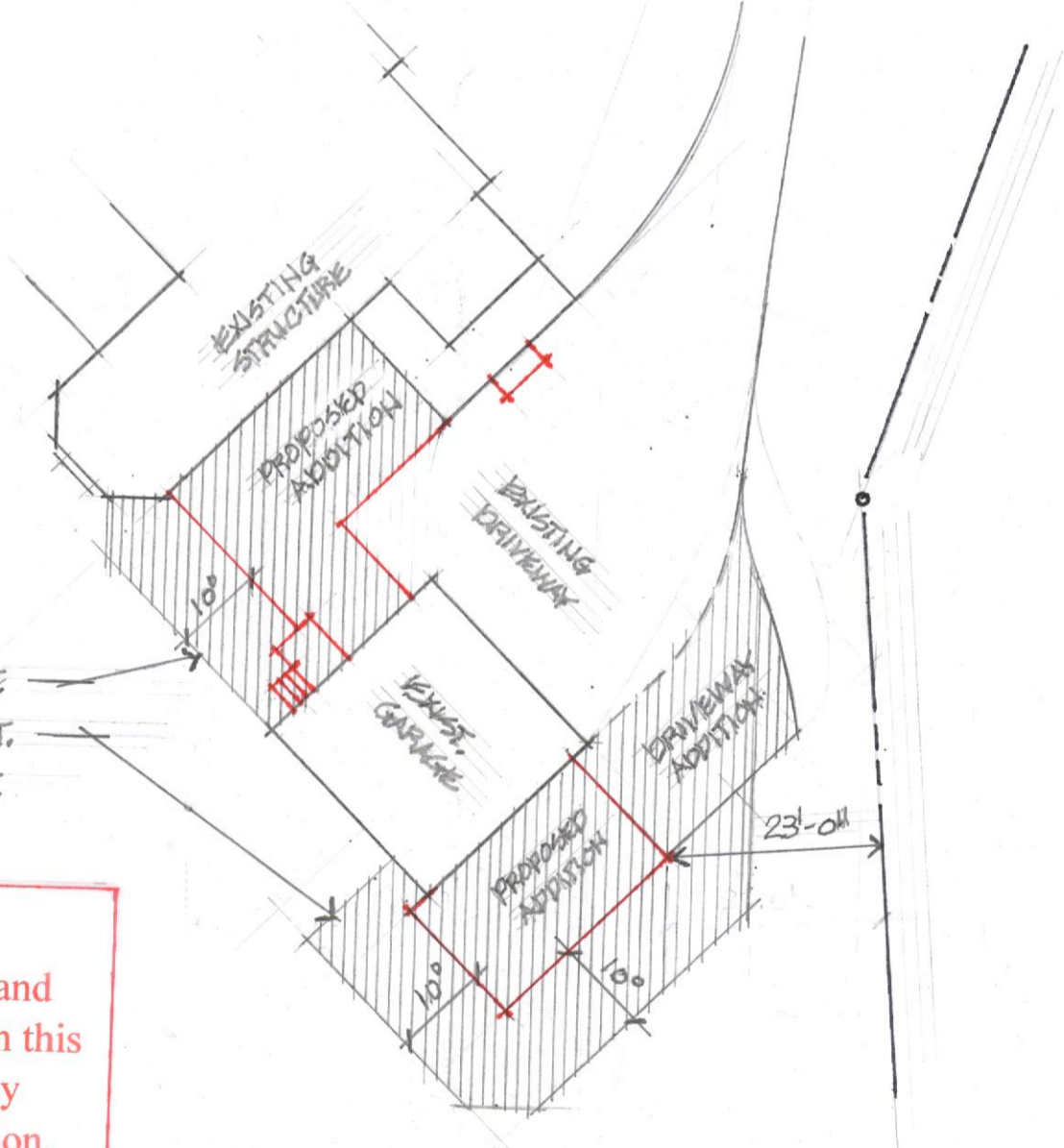


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- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. WALLS ARE 1.2" STONE.
 4. PILLARS ARE 3.2' x 3.2' STONE.



NOTE:
 The proposed additions and disturbed areas shown on this drawing is not covered by the Surveyor's certification.

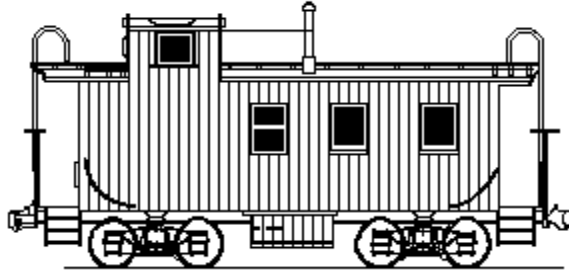


857 SQ. FT.
 1220 SQ. FT.
 TOTAL 2,157 SQ. FT.

PLAT
 SHOWING HOUSE LOCATION ON
 LOT 5, SECTION 20
CLIFTON NORTH
 (DEED BOOK 8146, PAGE 1537)
 TOWN OF CLIFTON, VIRGINIA
 FAIRFAX COUNTY
 SCALE: 1" = 50' JULY 15, 2021

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.</p> <p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>	<p>COMMONWEALTH OF VIRGINIA 07/15/2021 GEORGE M. O'QUINN LICENSE NO. 2069 LAND SURVEYOR <i>George M. O'Quinn</i></p>	<p>ORDERED BY: CHARNECO ONE DWELLING, INC.</p> <p>DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>
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