

**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, MAY 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 Planning Commission 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 the Town Clerk.

- Present:** Kathy Kalinowski, Chair; Paula Sampson; Michelle Stein; Adam Trost; Terri Winkowski.
Staff: Amanda Christman, Zoning Clerk.
Absent: Town Council Representative Member Patrick Pline; Susan Yantis.

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

Order of Business:

1. Commercial Applications:

- a. 12700 Chapel Road: For America.

See attached application.

The Planning Commission reviewed an application for a Use Permit for a commercial office use by America, Inc., DBA For America, a 501(c)(4) issue advocacy organization, to be located at 12700 Chapel Rd., Clifton. The applicant expects to utilize the entire building, which has no other tenants or residents, and which comprises 2,054 gross square feet, from Monday through Friday, 9 AM to 5:30 PM. The parking plat for that property contains a total of 29 spaces of which 12 spaces are presently allocated as Villagio employee parking and overflow parking. This office use will require 8 off street parking places according to Code Section 9-13(c)3.A.

- **Chair Kalinowski moved to approve the application with the hours and use as stated, and with the allocation of eight (8) parking spaces, seconded by Member Winkowski. The motion was approved by poll, 4-0.**

- b. 12644 Chapel Road: Virginia Mercantile

See attached application.

The Planning Commission adjourned the application by Virginia Mercantile, an existing tenant at 12644 Chapel Road, for an outdoor farmers market on the courtyard area once a month. The applicant was not present and had been notified several times prior to the meeting that additional information was necessary in order to properly evaluate the application, especially in light of the fact that only one unallocated parking space remains for this property. The application could be reviewed at an upcoming meeting if the necessary information is provided by the applicant by the 15th of the month.

2. Residential Application:

a. 7184 Clifton Road: Decking.

See attached application.

The Planning Commission reviewed a request for a construction of a deck on the rear of 7184 Clifton Road, however, the application was withdrawn once the applicant was notified at the meeting that the deck construction as proposed did not meet the required rear setback of 25 feet. Unfortunately, since the revised plans indicating the setback were not distributed until the meeting date, this issue was unable to be addressed prior to the meeting.

- **Chair Kalinowski moved to approve a temporary dumpster if one is needed at the site, seconded by Member Stein. The motion was approved by poll, 4-0.**

3. Approve April 26, 2022 Minutes.

- **Chair Kalinowski moved to approve the April 26, 2022 Minutes as presented, seconded by Member Trost. The motion was approved by poll, 4-0.**

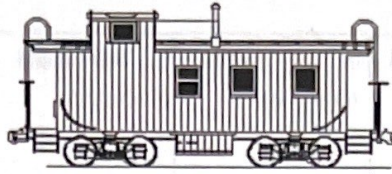
4. Unfinished Business:

a. Chair Kalinowski updated the Members on the preliminary ADA research that has so far been compiled by and encouraged the Commission to submit any questions they might have that need clarification.

5. Adjournment.

- **Chair Kalinowski moved to adjourn, seconded by Member Stein. The motion was approved by poll, 4-0.**

The meeting was adjourned at 8:43 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12700 CHAPEL RD, CLIFTON, VA 20124		Date: [Month / Year] 05/2022		
1. Type of Permit:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input checked="" 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: SHERRI FRANCESCON				
Mailing Address: 12700 CHAPEL RD, CLIFTON, VA 20124				
Phone: (910) 459-9644				
Email Address: sherri@foramerica.org				
3. Name of Property Owner (if different): MARCUS SILVA				
Mailing Address: 7151 PENDLETON AVE, CLIFTON, VA 20124				
4. Name of Business / Organization: AMERICA, INC., DBA FOR AMERICA				
5. Owner of Business / Organization: DAVID BOZELL, PRESIDENT				
6. Tax Map Number: 075-4-02 - 0024				
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: <i>To inform that 12700 CHAPEL ROAD, CLIFTON, VA 20124 IS BEING USED AS AN OFFICE FOR A TAX-EXEMPT, NOT-FOR-PROFIT CORPORATION, QUALIFIED UNDER SECTION 501(C)(4) OF THE INTERNAL REVENUE CODE.</i>				
10. If Commercial, Home Business, Agricultural or Industrial: <i>COMMERCIAL OFFICE</i>				
11. Describe Operation: <i>AMERICA, INC., DDA FOR AMERICA, IS A 501(C)(4) ISSUE ADVOCACY ORGANIZATION.</i>				
11.a. If Non-Residential - Office Use: <u>1,153</u> SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events): <i>MONDAY - FRIDAY 9:00AM - 5:30PM</i>				
11.c. Number of Employees on Site at any One Time: <u>4</u>				
11.d. Number of Seats (Restaurant/Church): Total: <u>N/A</u> . If applicable, provide number of seats located Inside: _____ and; Outside: _____				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>2,054</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: <u>1,153</u> SF If applicable, GFA devoted to carry-out service within restaurant: <u>N/A</u> SF				
11.f. Number of Off-street Parking Spaces Required: <u>0</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>0</u>				
11.h. Gross Floor Area of Dwelling (Home Business Only): <u>N/A</u> SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) <u>\$ 75.00</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) _____ 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: 5/12/22

PROPERTY OWNER SIGNATURE: [Signature] DATE: 5-11-22

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: _____



Clifton Clerk <clerk@cliftonva.gov>

12700 Chapel Road

Marcus Silva <m.silva@villagiogroup.com>

Tue, Apr 5, 2022 at 9:04 PM

To: Kathy Kalinowski <khk@baberkal.com>

Cc: Clifton Clerk <clerk@cliftonva.gov>, Sherri Francescon <Sherri@foramerica.org>

Hello Kathy,

Re. Sq. Ft.: Sincere apologies...time got away from me and I totally dropped the ball on this important Town request/requirement. To answer your question; (a) it appears that our calculations for leasable office space was off by approx. 155 sq ft and (b) our revised proposed sq ft is approx. 1,153, *depending on your interpretation of the common areas vs. office/lease areas*; please see attached as reference.

Q&A 1: Gross = 2054 SF
Net = 1153 SF

Q&A 2: Presently, there is no residential use on this property

Re. Parking: No changes have been made to the parking lot since the 2013 parking/site plan submission; please see attached as reference.

Re. Restaurant Seating: No changes have been made to the restaurant seating since the 2013 seating plan submission.

Again, sincere apologies for the delayed response and I would also like to offer my in person availability should you wish to meet on site for any reason.

V/r,

Marcus Silva | PRESIDENT & CEO

VILLAGIO HOSPITALITY GROUP | www.villagiogroup.com

9501 Discovery Blvd, Suite 100, Manassas, VA 20109

Cell 703.930.1580 | Office 703.420.2286

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On Oct 27, 2021, at 6:07 PM, Kathy Kalinowski <khk@baberkal.com> wrote:

Marcus,

Yesterday, the consensus of the Planning Commission was to postpone the application of America, Inc. for the space at 12700 Chapel Road until next month, pending clarification of several matters with respect to the square footage of the building and parking on the premises. Given the history of numerous use permits for the property, the interrelationship of the parking at that location with the Villagio business at 7145 Main Street, and our inability to review them all yesterday at the meeting, the Commission could not come to a decision as to the application yesterday.

Square footage:

The October 1, 2013 use permit for the property stated the property had 1200 square feet (your email to me of 9-30-2013 stated that the gross square footage of the building was 1213 square feet). It also allocated 6 spaces to your trainees.

The 2-4-2014 use permit for the property stated that the building was to be used solely as a residence, vacated the office/training use, and allocated 2 spaces for the residential use.

Your application for Villagio Hospitality Group, 12700 Chapel Road dated 1-20-2016, which was subsequently withdrawn, stated that the square footage for the building was 998 square feet.

The use permit application by George Mason mortgage, dated 3-14-18 states that the building has 998 square feet and includes a floor plan verifying that number. However, The issued use permit for George Mason Mortgage dated 4-3-2018, states that the property has 2054 gross square feet. It also verified the commercial use and allocated 7 parking spaces.

The application of America Inc. dated 10-12-21 states the square footage is 2054 of the property. The applicant also stated that is the amount of square footage of the property shown in the lease.

Questions:

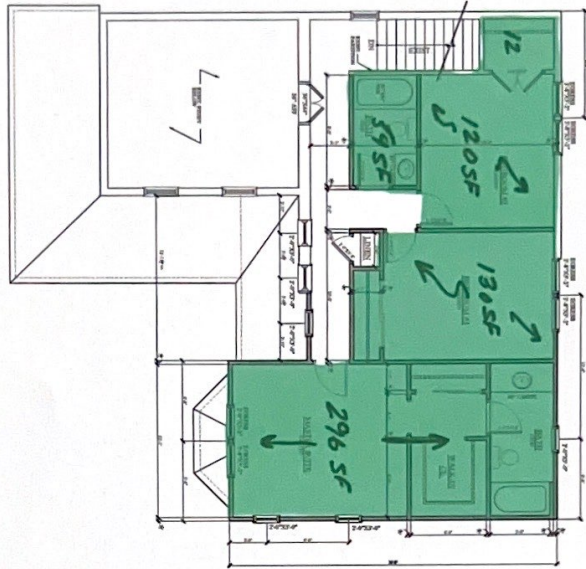
1. What is the actual net square footage of the property and what is the gross square footage?
2. Is there any present residential use of the property?

Parking

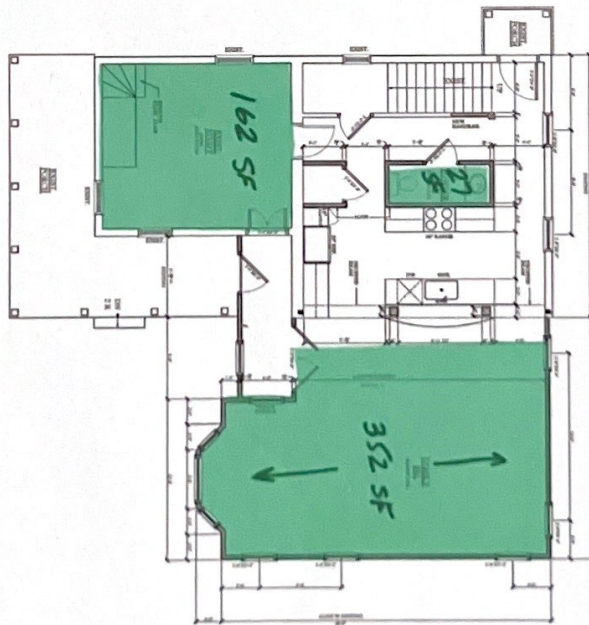
In order to determine the parking at the property, it would be helpful to have an up to date parking plat, clearly specifying how many parking places are at the property. The attached plat prepared with the parking lot construction can be difficult to read. It appears to list 29 spaces. A previous look at the space indicated the spaces had bumpers and most though not all of the spaces had signs specifying who could park there, such as several signs for residence parking, approximately 17 signs for employee parking and signs for guest parking.

The Commission also believed it would be helpful to ascertain whether there were any changes since the October 1, 2013 use permit which would necessitate increased parking at the 12700 Chapel Rd location for the Villagio business as a result of additional employees or additional restaurant seating. The October 1, 2013 use permit specifies a total of 168 seats and no more than 15 employees at any one time. Since that use permit mandates that 12 of the parking spaces be allocated to the Villagio restaurant business (8 for employees and 4 for guests); and since we now have a present use permit which may require an increased number of spaces than previously needed, the Commission wanted to be sure that the business was still operating 8 years later at those same numbers, or whether those numbers had changed and should be accounted for in the off site parking lot.

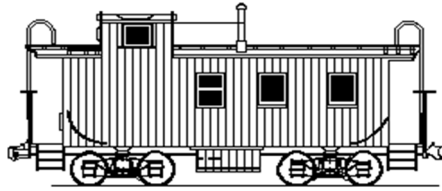
1,153 SF Net (Office Area)
 901 SF Misc Areas (Porch, Vestibule, Misc. Storage, etc.)
 2,054 SF Gross



2 NEW SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



1 NEW FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12644 Chapel Road, Courtyard		Date: [Month / Year] May 5, 2022		
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 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 checked="" type="checkbox"/> Public Use Monthly Farmers Market
	<input type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Virginia Mercantile DBA Clifton Farmers Market				
Mailing Address: 12644 Chapel Road, Clifton VA 20124				
Phone: 571-549-8880				
Email Address: cliftonvafarmersmarket@gmail.com				
3. Name of Property Owner (if different): Quinta Properties LLC				
Mailing Address: 12644 Chapel Road				
4. Name of Business / Organization: Virginia Mercantile LLC DBA Clifton Farmers Market				
5. Owner of Business / Organization: Robin Moser				
6. Tax Map Number: 23A				
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	

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: *[Handwritten Signature]*

DATE: 5/5/2022

PROPERTY OWNER SIGNATURE: *[Handwritten Signature]*

DATE: X 5/9/22

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: _____

N/F Southern Railway
 T. M. #75-4-(2)-18
 (No DB reference found for original 80' R/W)
 (Additional 40' R/W - Liber G 6, Page 454)

NO 41072 - 20.50'

80'

N/F James T. &
 Maureen B. McIntyre
 T. M. #75-4-(2)-28
 (DB 10740, PG 437)

Nancy J. Boynton
 39,657 sq. ft. or 0.91040 Acres
 Tax Map #75-4-(2)-23A
 (DB 5509, PG 185A)

N/F Kenneth D. Buckley
 T. M. #75-4-(2)-22
 (DB 9510, PG 185B)

1 & 2 Story Block & Frame
 Commercial Building
 Building Footprint - 8,404 sq. ft.
 #12644

Chapel Road
 State Route #641
 (40' & Variable Width R/W)

Pendleton Avenue

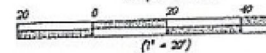
Surveyor's Certificate

This is to certify that this map or plot and the survey on which it was based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes items #1, #2, #3, #4, #7, #8, #9, #10, #11A, #13 and #16 of "Table A" thereof. Pursuant to the accuracy standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the minimum angle and distance closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

Therza M. Kendall, LS #7111

Date

Graphic Scale



(1" = 20')

Town of Clifton

Commercial Parking Tabulation

Property Name: Clifton House

Address: 12644 Chapel Road

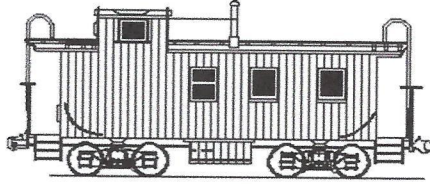
Date: 3/30/2021

Building Total Gross Floor Area: 14,616

SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/ Retail/Other Commercial Use)	Max. # EMPLOYEES (Retail/Restaurant only)	NUMBER OF CUSTOMER SEATS (Restaurant only)	PARKING SPACES Approved	DATE OF USE PERMIT (or Council approval)
A & B	Motier	936	Retail/Restaurant	4	14	11	3/3/2020
C & D	VACANT	856					
E	U.S. Post Office	540	Retail	3	N/A	5	2/5/1992
F	Virginia Mercantile	762	Retail	N/A	N/A	4	pending
107, 108, 109, 111, & 112	Market Financial	976	Office	N/A	N/A	5	1/5/2021
214	Coppermine Realty	956	Office	N/A	N/A	5	1/5/2021
113, 210	Anthony Reid	400	Office	N/A	N/A	2	10/6/2020
114	The Hair Garage, LLC	593	Retail	N/A	N/A	4	7/7/2020
115	GoldensHill Papercrafts	1,536	Retail	1	N/A	7	6/3/2014
200/202	Wheelhouse Pilates	885	Retail	2	N/A	5	1/5/2021
203	VACANT	773					
204, 206, 208	AG Chem/Waterworks	592	Office	N/A	N/A	3	7/5/2016
209, 211	Kohlmark Flach Architects	400	Office	N/A	0	2	10/2/2018
212	America, Inc.	1,075	Office	N/A	0	5	3/1/2016
110	Counseling for Creative	192	Office	N/A	N/A	1	6/2/2020
205, 207	WY Leadership,	425	Office	N/A	N/A	2	5/6/2020
	Total allocated parking based on Town approved	11897				61	

Total Parking Spaces Provided at 12644 Chapel Rd:

63



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7184 Clifton Rd.		Date: [Month / Year] 5/16/22		
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)	<input type="checkbox"/> Public Use
2. Name of Applicant: Josh Snyder Mailing Address: 810 N Ivy St. Arlington, VA 22201 Phone: 412-708-6708 Email Address: Josh@HomePrep.com				
3. Name of Property Owner (if different): JLS Investments LLC Mailing Address:				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 02 0106				
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	

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: John L. Smith

DATE: 5/16/22

PROPERTY OWNER SIGNATURE: John L. Smith

DATE: 5/16/22

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT

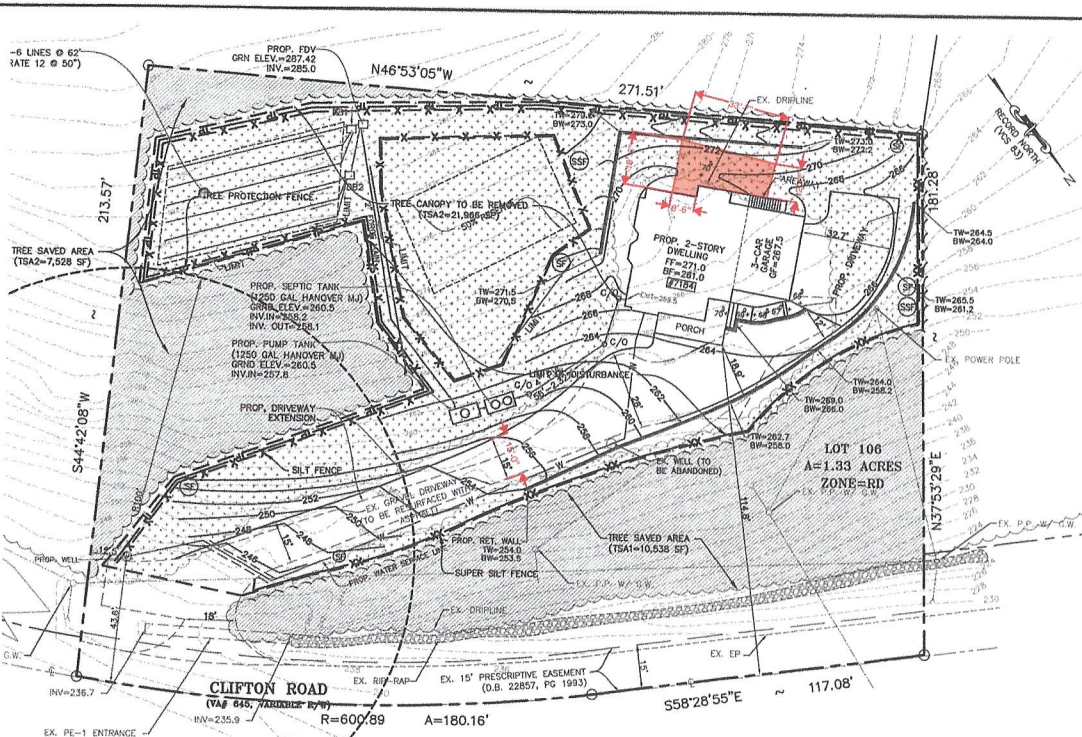
CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE

PRINT

CONDITIONS: _____



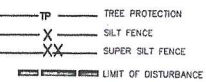
EVM & TREE PRESERVATION PLAN
SCALE: 1"=20'

EXISTING VEGETATION MAP (EVM) SUMMARY

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACERAGE	COMMENTS
UPLAND FOREST	DOMINATED BY RED MAPLE, TULIP POPLAR, AMERICAN BEECH, SOME HOLLY	EARLY SUCCESSION TO CLIMAX	FAIR - GOOD	18,086 SQ FT OR 0.42 ACRES	THESE SPECIES ARE IN GOOD CONDITION AND SIZE VARIES FROM 6-36 INCHES. ALL THESE TREES TO BE PRESERVED
MISCELLANEOUS	DOMINATED BY RED MAPLE, TULIP POPLAR, AMERICAN BEECH, SOME HOLLY	EARLY SUCCESSION TO CLIMAX	FAIR - GOOD	21,966 SQ FT OR 0.50 ACRES	THESE SPECIES ARE IN GOOD CONDITION AND SIZE VARIES FROM 6-36 INCHES. THESE TREES CANNOT SURVIVE THE CONSTRUCTION AND WILL BE REMOVED
MISCELLANEOUS	N/A	N/A	N/A	17,903 SQ FT OR 0.41 ACRES	GRASS AREA, GRAVEL, OPEN SPACE, ETC.

TOTAL AREA=1.72 AC

LEGENDS



TREE PRESERVATION NARRATIVE

THE SITE PLAN CONSISTS OF THE DEMOLITION OF CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY DWELLING ON LOT 106. THE LOT IS CURRENTLY VACANT AND IS MOSTLY WOODED. THE LOT CONTAINS ABOUT 1.33 ACRES OF LAND AREA, AND IS ZONED RD.

THE LOT IS MOSTLY WOODED WITH HARDWOOD SPECIES OF TULIP POPLAR, AMERICAN BEECH, RED MAPLE, AND SOME HOLLY. THE DRIPLINE FROM BOTH ONSITE AND OFFSITE TREE AREA ARE SHOWN ON THE PLAN. THE SIZE OF TREES (DBH) RANGES FROM 6 INCHES TO 36 INCHES, AND THEIR CONDITIONS IS FAIR TO GOOD. THE OFFSITE TREES WILL REMAIN/PRESERVED BY THIS DEVELOPMENT, PLEASE REFER TO THE EVM AND TREE CONSERVATION PLANS FOR MORE DETAILS.

THE LOT CONTAINS ABOUT 40,032 SQ FT (69.1% OF THE LOT AREA) OF TOTAL TREE CANOPY AREA FROM THE ON-SITE AND OFF-SITE TREES. THE PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR THE SITE IS 30%. THE PERCENTAGE OF 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION IS 30%. DURING THE CONSTRUCTION, ABOUT 18,066 SQ FT OF CANOPY AREA WILL BE PRESERVED. THE PROPOSED PERCENTAGE OF CANOPY REQUIREMENTS THAT WILL BE MET THROUGH TREE PRESERVATION IS 100% WHICH IS MORE THAN THE REQUIRED OF 30%. THE 10-YR TREE COVER REQUIREMENTS FOR THE SITE IS MET BY CONSERVATION OF EXISTING TREES. A TOTAL OF 22,583 SQ FT (AFTER THE MULTIPLICATION FACTOR FOR EXISTING TREE CREDIT) OF 10-YEAR TREE CANOPY WILL BE PROVIDED BY THIS TREE CONSERVATION PLAN, WHICH WILL MEET THE MINIMUM REQUIREMENT OF 17,381 SQ FT FOR THE STUDY LOT. PLEASE REFER TO THE COMPUTATIONS ON THIS SHEET.

TREE PROTECTION FENCE/SUPER SILT FENCE SHALL BE PROVIDED AS SHOWN ON THE PLANS ALONG THE LIMIT OF CLEARING. CONSTRUCTION VEHICLE SHALL NOT ENVOUCH BEYOND THE LIMIT OF DISTURBANCE AND THE DEBRIS RESULTING FROM THE DEMOLITION WORK SHALL BE PILED WITHIN THE LOD AS SHOWN ON THE PLANS. NO TRENCHING OR STOCKING OF THE CONSTRUCTION MATERIAL OR EQUIPMENT IS ALLOWED WITHIN THE ROOT ZONE OF THE TREES TO BE PRESERVED.

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)	40032 SF
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	69.1%
A3	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	30%
A4	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	30.0%
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	100.0%
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
A7	IF NO FOR A6, THEN SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED	N/A
A8	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-0507.4	N/A

B. TREE CANOPY REQUIREMENT		
B1	GROSS SITE AREA	57935 SF
B2	SUBTRACT TO PARKS, ROAD FRONTAGE AND OTHERS	0 SF
B3	SUBTRACT AREA OF EXEMPTIONS	0 SF
B4	ADJUSTED GROSS SITE AREA (B1-B2)	57935 SF
B5	SITE ZONE/USE	R-1
B6	PERCENT OF 10-YEAR TREE CANOPY REQUIREMENTS	30%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4*B5)	17381 SF
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED?	NO
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A

C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA	12010 SF
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0400	18066 SF
C3	TOTAL CANOPY AREA PROVIDED BY UNDEVELOPABLE FOREST OR WOODLAND COMMUNITIES	22583 SF
C4		0 SF
C5		0 SF
C6	TOTAL OF CANOPY AREA PROVIDED BY 'HERITAGE', 'MEMORIAL', 'SPECIMEN' OR 'STREET TREE'	0 SF
C7		0 SF
C8	CANOPY OF TREES WITHIN THE RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS	0 SF
C9		0 SF
C10	TOTAL OF C1, C5, C7 AND C9	22583 SF

D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7 - C10)	0 SF
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	0 SF
D3	AREA OF TREE PLANTED FOR ENERGY CONSERVATION	0 SF
D4	AREA OF TREE PLANTED FOR WATER QUALITY BENEFITS	0 SF
D5	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS	0 SF
D6	AREA OF CANOPY PROVIDED BY NATIVE TREES	0 SF
D7	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0 SF
D8	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0 SF
D9	PERCENTAGE OF D14 REPRESENTED BY D15 (MUST NOT EXCEED 33% OF D14)	0 SF
D10	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING	0 SF
D11	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D12	TREE BANK OR TREE FUNDS	0 SF
D13	CANOPY AREA REQUESTED TO BE BANKING OR TREE FUNDS	0 SF
D14	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	0 SF
D15		0 SF

E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION	22583 SF
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING	0 SF
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFF-SITE MECHANISM (D11-D13)	0 SF
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	22583 SF

TOTAL TREE CANOPY AREA PROVIDED=22,583 SF>17,381 SF (REQUIRED), [OK]
I CERTIFY THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (PFM 12-0503) & THE TREE CONSERVATION PLAN (PFM 12-0502) SUBMITTAL REQUIREMENTS. NO DEVIATIONS OR MODIFICATIONS TO THESE REQUIREMENTS ARE BEING REQUESTED

THIS PLAN AND COMPUTATIONS HAVE BEEN PREPARED/REVIEWED BY ISA CERTIFIED ARBORIST.
Shachari 10/27/2015 MA-5016A
PREM K BHANDARI DATE CERTIFICATE NUMBER

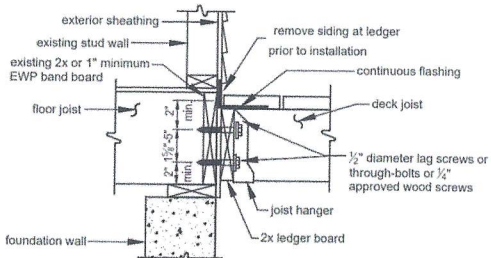
TAX MAP # 0754 02 0108
JOB NO.:
SCALE: 1"=20'
DATE: 10/27/2015
DESIGN BY:
DRAWN BY:
CHECKED BY:
SHEET: 4 OF 7

TREE PRESERVATION PLAN
LOT 106
CLIFTON ROAD
7184 CLIFTON ROAD
MAGISTERIAL DISTRICT: SPRINGFIELD TOWN OF CLIFTON, VIRGINIA

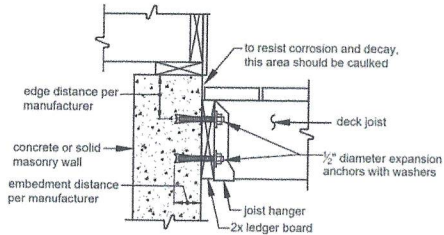
ISA
INTERNATIONAL SOCIETY OF ARBORISTS
AMERICAN ARBORICULTURAL SOCIETY
INTERNATIONAL ARBORICULTURAL SOCIETY

AJMA
ENGINEERS, LLC
3550 FAYAZEK DRIVE, SUITE 310
FAIRFAX, VA 22030
TEL: 703-655-2151
www.ajmaengineers.com

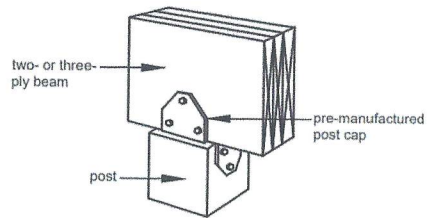
NO.	DATE	DESCRIPTION	BY



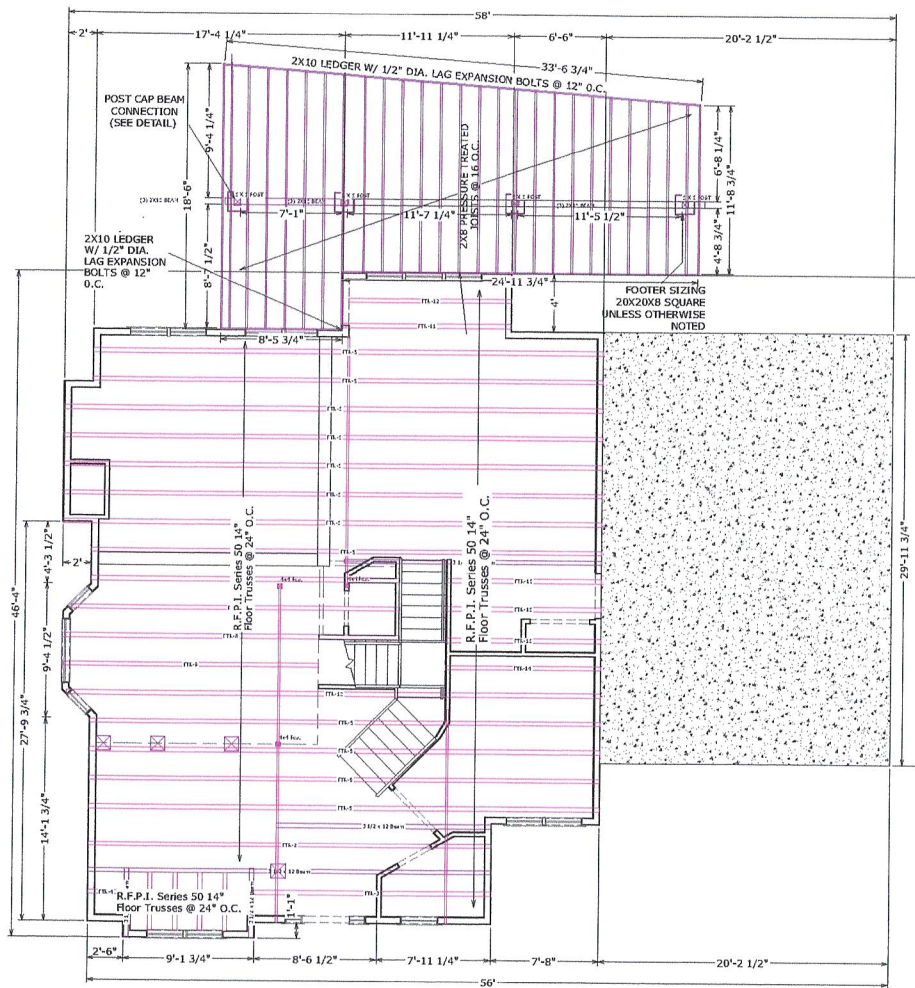
LEDGER BOARD-TO-BAND BOARD ATTACHMENT



LEDGER BOARD-TO-SOLID FOUNDATION ATTACHMENT



POST CAP CONNECTION



FRAMING PLAN - FIRST FLOOR



MC3 DESIGN
1775 TYSONS BLVD, 5TH FLR
MCLEAN, VA 22102

202.598.7779
JMCKENNA@MC3.DESIGN

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

SEAL



CODE
2015 VIRGINIA
CONSTRUCTION CODE (CBC)

PROJECT

New Construction
7184 Clifton Road
Clifton, VA 20124

REVISIONS

#	DATE	REVISION

SHEET TITLE

FRAMING PLANS

SCALE 1/4" = 1'0"

DATE 4/20/2022

SHEET NO.

S101



May 24, 2022

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road Retaining Wall Revision
Gordon Project Number 1620-0101 Task 124B

Dear Ms. Kalinowski:

The following comments are based on the updated drawing I that I received May 24, 2022, showing a deck drawn with a pdf tool on the approved 2015 Infill Lot Grading Plan Lot 106 Clifton 7184 Clifton Rd Tree Preservation Plan.

1. The applicant shall provide the deck layout on the site grading plan and show the setbacks to the deck.
2. Show the setbacks to the deck, the setback for the deck shall be a minimum of 10 feet from the rear property line. Town Code Section 9-19 b.3
3. The revised site grading plan showing the deck needs to be sign and seal by an engineer. The current signature date is October 27th, 2015. Town Code Section 11-15 a.2.

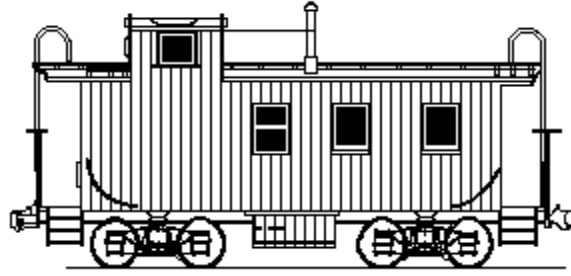
My recommendation to the Planning Commission is to not approve the application subject to the comments above.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
GORDON

Scott Peterson, P.E.

cc Josh Snyder



**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, MAY 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 Planning Commission is holding the Meeting noticed herein electronically for the purpose of continuity of government of the Town of Clifton.

The meeting 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.

Order of Business:

1. Commercial Applications:
 - a. 12700 Chapel Road: For America
 - b. 12644 Chapel Road: Virginia Mercantile
2. Residential Application:
 - a. 7184 Clifton Road: Decking
3. Approve April 26, 2022 Minutes.
4. Adjournment.