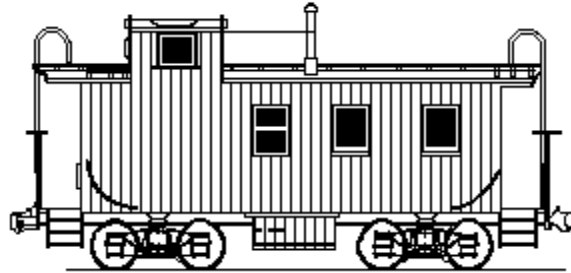


Minutes adopted by the Planning Commission on July 26, 2022 as presented.



**CLIFTON TOWN PLANNING COMMISSION  
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM  
MONDAY, JUNE 27, 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.

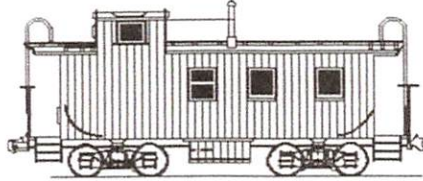
**Present:** Kathy Kalinowski, Chair; Town Council Representative Member Patrick Pline; Michelle Stein; Adam Trost; Terri Winkowski; Susan Yantis.  
**Staff:** Amanda Christman, Zoning Clerk.  
**Absent:** Paula Sampson.

---

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

Order of Business:

1. Commercial Applications:
  - a. 12644 Chapel Road: Market Wealth Management.  
The application was tabled due to the applicant’s absence.
2. Residential Application:
  - a. 12643 Water Street: Decking.  
The application was tabled due to the applicant’s absence.
3. Approve May 31, 2022 Minutes.
  - **Chair Kalinowski moved to approve the May 31, 2022 Regular Meeting Minutes as presented, seconded by Member Stein. The motion was approved by poll, 6-0.**
4. Adjournment.  
The Meeting was adjourned by general acclamation at 7:44 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: <i>12644 Chapel Rd Ste 107, 108, 109, 110, 111 + 112 Clifton, VA 20124</i>		Date: [Month / Year] <i>06/2022</i>	
1. Type of Permit:	<input type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
	<input type="checkbox"/> Preliminary Site Plans Attached	<input checked="" type="checkbox"/> Office	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Retail	<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"/> Special Use		<input type="checkbox"/> Public Use
	<input type="checkbox"/> Restaurant		
	<input type="checkbox"/> Bed & Breakfast		
	<input type="checkbox"/> Multi-Family		
2. Name of Applicant: <i>Peter J Market</i>			
Mailing Address: <i>12644 Chapel Rd, Ste 111, Clifton, VA 20124</i>			
Phone: <i>703-266-5500</i>			
Email Address: <i>peter@marketwm.com</i>			
3. Name of Property <i>Quinta Properties, LLC</i>			
Owner (if different): <i>12644 Chapel Rd</i>			
Mailing Address: <i>Clifton, VA 20124</i>			
4. Name of Business / Organization: <i>Market Wealth Management, LLC</i>			
5. Owner of Business / Organization: <i>Peter J Market</i>			
6. Tax Map Number: <i>075-42-0023A</i>			
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 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 type="checkbox"/> Residential (Code 9-19)  <input type="checkbox"/> Church, Park, Community Building	<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"/> Community Open Space & Recreation (COSR) (Code 9-23A)	<input type="checkbox"/> Low Impact Commercial (Code 9-23B)		
10. Describe Purpose of Application: <i>Use of commercial space</i>				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation: <i>Insurance/Investment Consulting</i>				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: _____ SF				
11.b. Days & Hours of Operation (include special events): <i>Mon 8a-8p</i>				
11.c. Number of Employees on Site at any One Time: <i>2</i>				
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: <i>1168</i> 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: <i>5</i> (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) \$ <i>75</i>				

\*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: \_\_\_\_\_

DATE: 6/8/2022

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 6/15/22

**FOR TOWN USE ONLY**

RECEIPT DATE: \_\_\_\_\_

DATE APPLICATION ACCEPTED: \_\_\_\_\_

APPLICATION FEE PAID: \$ \_\_\_\_\_

APPROVED       DISAPPROVED

PLANNING COMMISSION: \_\_\_\_\_  
SIGNATURE

PRINT

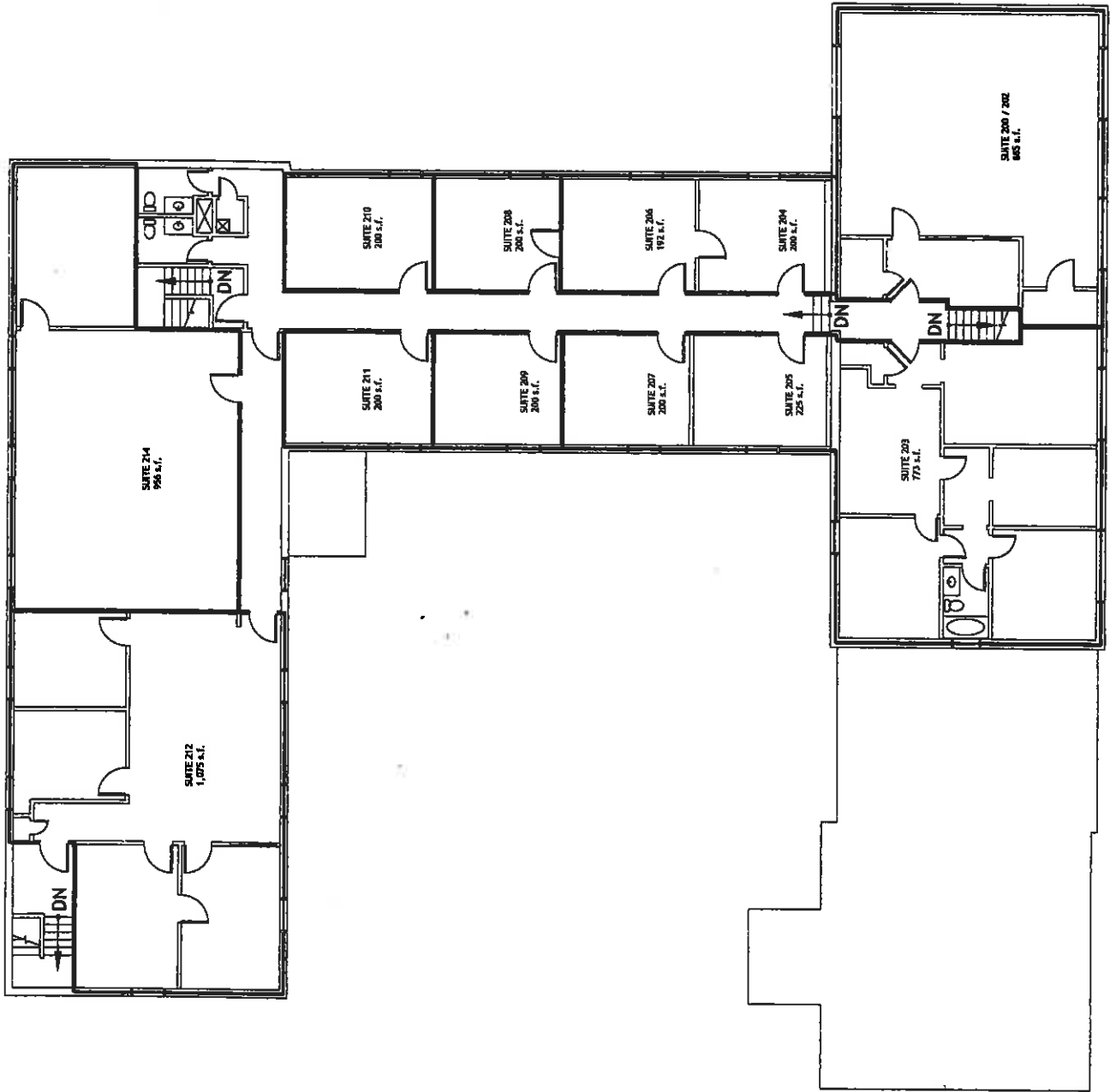
CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

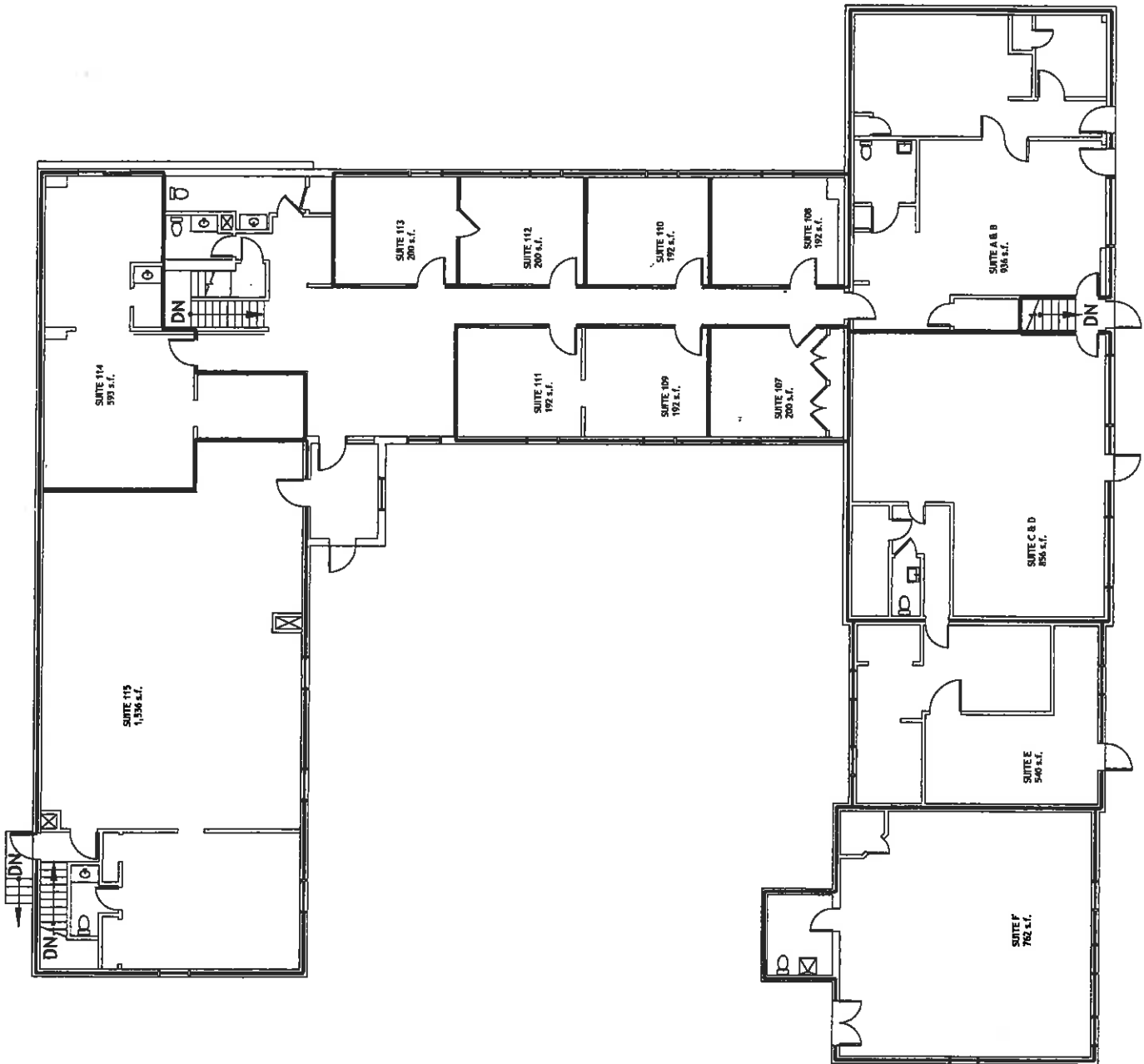
APPROVED       DISAPPROVED

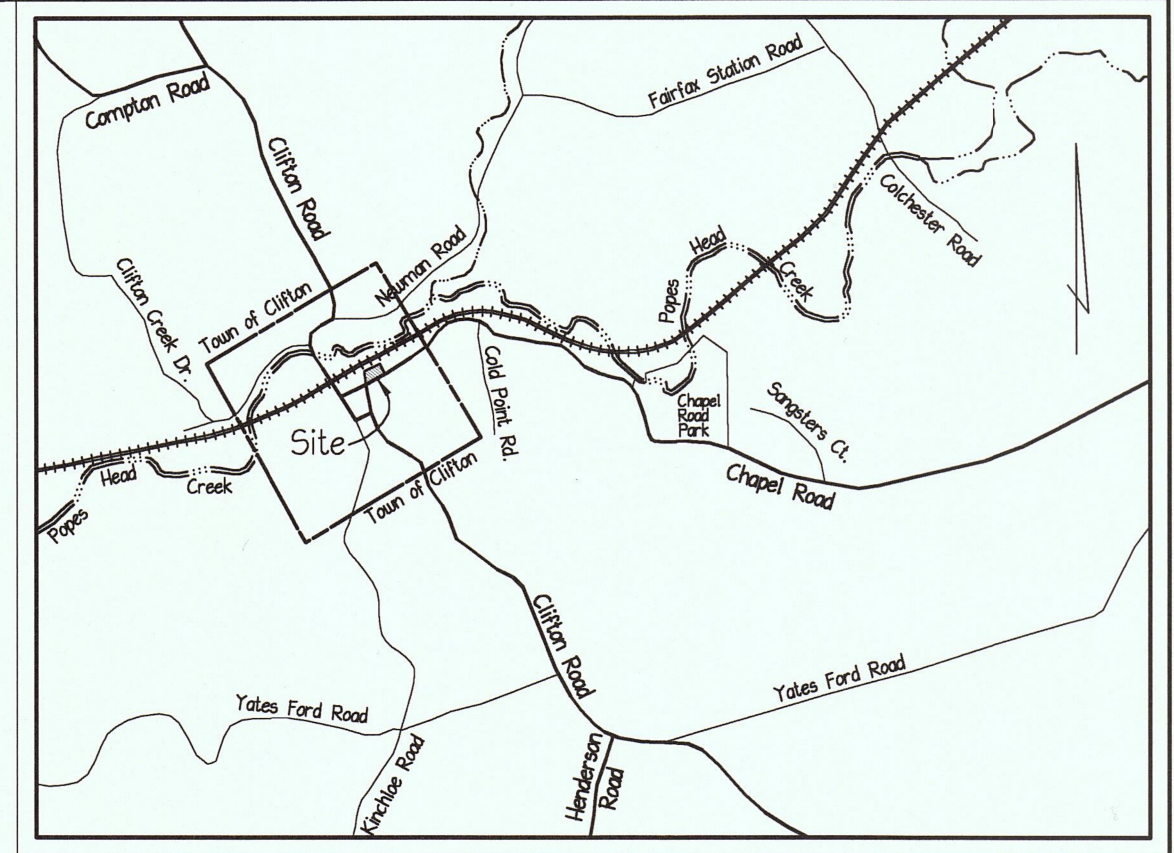
TOWN COUNCIL: \_\_\_\_\_  
SIGNATURE

PRINT

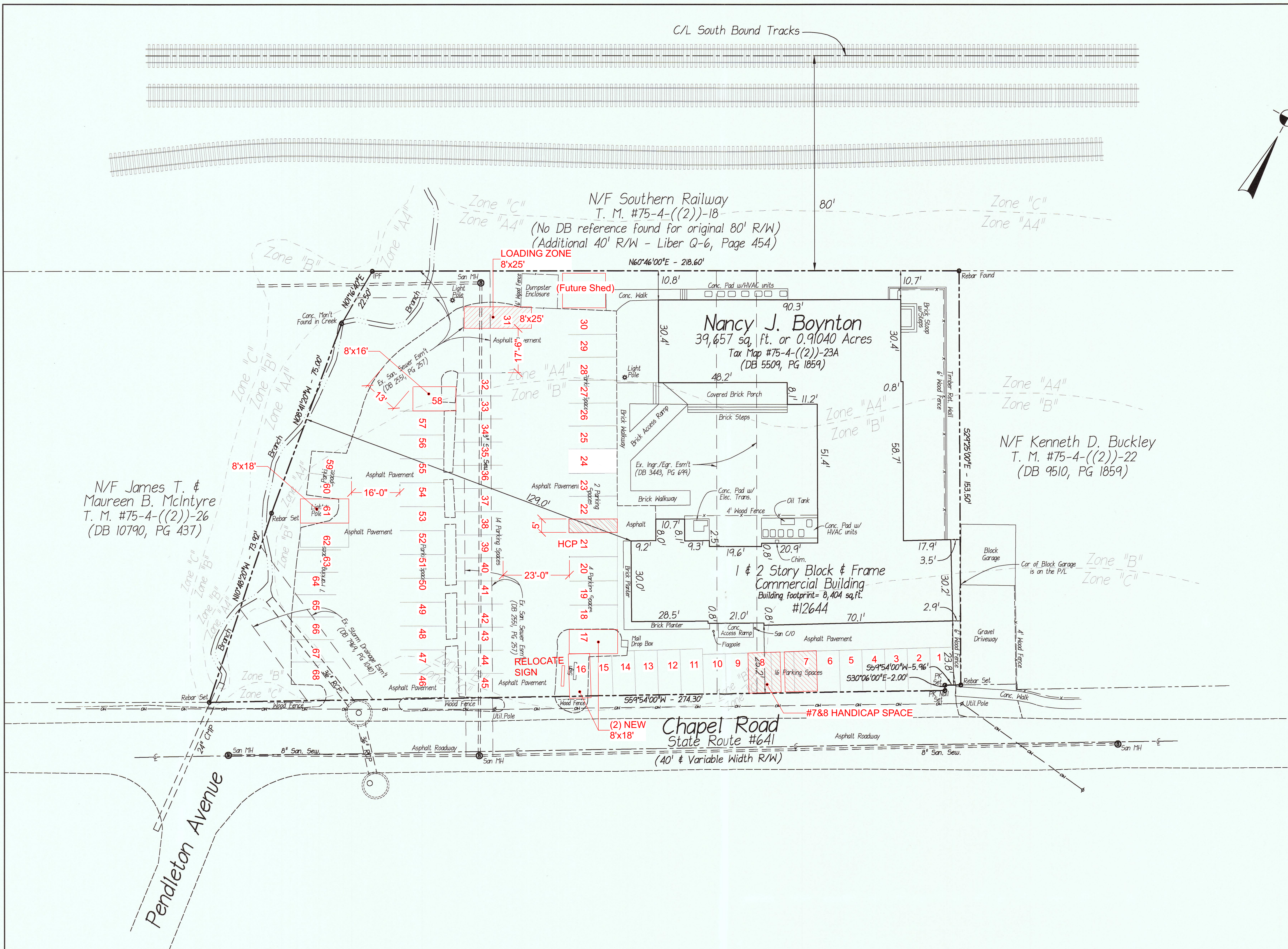
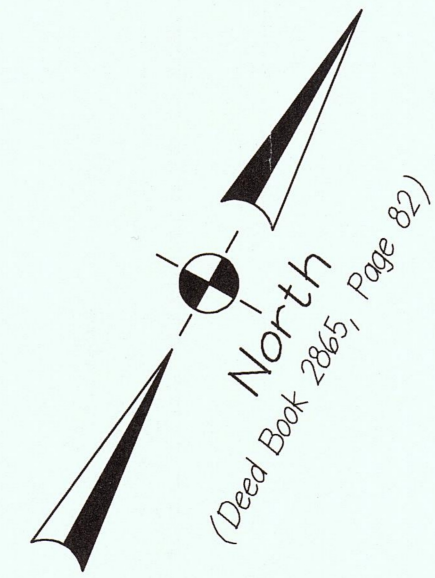
CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







Vicinity Map Scale: 1" = 2500'



**Notes:**

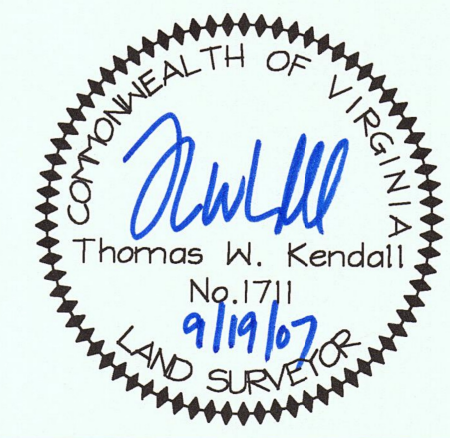
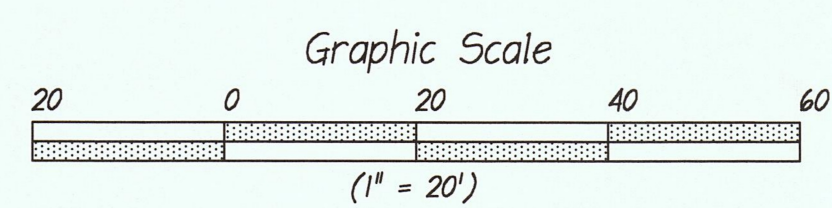
- 1) The property delineated herein is located on Fairfax County Tax Assessment Map #75-4-((2))-23A, and is zoned CD (Town of Clifton - Commercial Zone).
- 2) Current owner as recorded in Fairfax County Deed Book 5509, Page 1859, Nancy J. Boynton, 8134 Poplar Grove Drive, Warrenton, Virginia 20187
- 3) Title report from Commonwealth Land Title Insurance Company was provided and used for this survey. Effective date of commitment, August 30, 2006. Commitment #06-001670/RQ 10 916 338.
- 4) Existing 10' sanitary sewer easement, as shown on plat attached to a deed recorded in Deed Book 2865, Page 82 as referenced in the above-mentioned title report has not been shown because no record was found that a second sanitary sewer easement was ever granted; furthermore, there are no facilities that occupy this second easement.
- 5) 15' Ingress/Egress Easement recorded in Deed Book 3443, Page 699 has been shown even though it is not referenced in the title report. No record was found that would extinguish this easement.
- 6) No easement or encumbrance has been shown for the "Notice of Order Judgement Affecting Interest in Real Estate" recorded in Deed Book 17544, Page 1620. The easement or encumbrance, if any, is unlocatable.
- 7) Improvements shown are based upon a current field survey by this firm.
- 8) Portions of the property delineated herein fall in Zone "A4", Zone "B" and Zone "C" based upon FEMA-FIA Flood Insurance Rate Map #510186A, dated May 2, 1977. Zone "A4" indicates areas of 100-year flood with base flood elevations and flood hazard factors determined. Zone "B" indicates an area between the limits of the 100-year flood and the 500-year flood. Areas of 100-year shallow flooding where depths are less than 1 foot. Zone "C" indicates areas outside of the 500-year flood.
- 9) No visible evidence exists that any portion of the site is used as a solid waste dump, sump or as a sanitary landfill.
- 10) No visible evidence exists that there are graves or burial sites on the property.

**Surveyor's Certificate**

This is to certify that this map or plat 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.

*Thomas W. Kendall*  
Thomas W. Kendall, LS #1711

9/19/07  
Date



Plat Showing  
ALTA/ACSM Land Title Survey  
Property of:  
**Nancy J. Boynton**  
Tax Map Parcel #75-4-((2))-23A  
(Deed Book 5509, Page 1859)  
Town of Clifton, Virginia  
October 23, 2006 -- Scale: 1" = 20'

**Kendall Consulting, Inc.**

Land Surveying & Land Planning  
P. O. Box 1569 - Fairfax, Virginia 22038  
Ph: (703) 591-1157 Fax: (703) 591-1518

## Town of Clifton

### Commercial Parking Tabulation

**Property Name:** Clifton House

**Address:** 12644 Chapel Road

**Date:** 3/29/2022

**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	VACANT	856					
D	Kate Baker Designs	288	Retail	1	N/A	2	10/5/2021
E	U.S. Post Office	540	Retail	3	N/A	5	2/5/1992
F	Virginia Mercantile	762	Retail	N/A	N/A	4	3/2/2021
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	LCS/On Point	773	Office	N/A	N/A	4	11/2/2021
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	Sun Design	1,075	Office	N/A	N/A	5	3/1/2022
110	Counseling for Creative	192	Office	N/A	N/A	1	6/2/2020
205, 207	Clifton Therapy	425	Office	N/A	N/A	2	8/3/2021
	<b>Total allocated parking based on Town approved</b>	<b>12185</b>				<b>67</b>	

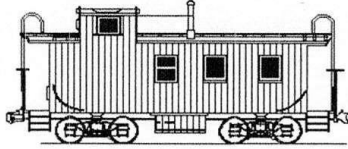
**Total Parking Spaces Provided at 12644 Chapel Rd:**

**68**

pending TC appi



roval



**TOWN OF CLIFTON, VIRGINIA**

**Use Permit Application**

<b>Property Address:</b> 12643 Water Street Clifton VA 20124		<b>Date:</b> [Month / Year] 06/15/2022	
<b>1. Type of Permit:</b>	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
	<input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Office	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<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"/> Restaurant		<input type="checkbox"/> Public Use
	<input type="checkbox"/> Bed & Breakfast		
	<input type="checkbox"/> Multi-Family		
<b>2. Name of Applicant:</b> Kenny Fallon			
<b>Mailing Address:</b> K1001 N Vermont St APT 104 Arlington, VA 22201			
<b>Phone:</b> 703-967-6245			
<b>Email Address:</b> kenny@customdeckofva.com			
<b>3. Name of Property Owner (if different):</b> James Anderson			
<b>Mailing Address:</b> 12643 Water St. Clifton, VA 20124			
<b>4. Name of Business / Organization:</b> Customs Decks Of Virginia LLC.			
<b>5. Owner of Business / Organization:</b>			
<b>6. Tax Map Number:</b> 0754 16 0004			
<b>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.</b>			<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: *Kenny Fallon*

DATE: May 10, 2022

PROPERTY OWNER SIGNATURE: James H. Anderson

DATE: May 10, 2022

**FOR TOWN USE ONLY**

RECEIPT DATE: \_\_\_\_\_

DATE APPLICATION ACCEPTED: \_\_\_\_\_

APPLICATION FEE PAID: \$ \_\_\_\_\_

APPROVED  DISAPPROVED

PLANNING COMMISSION: \_\_\_\_\_  
SIGNATURE

PRINT \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED  DISAPPROVED

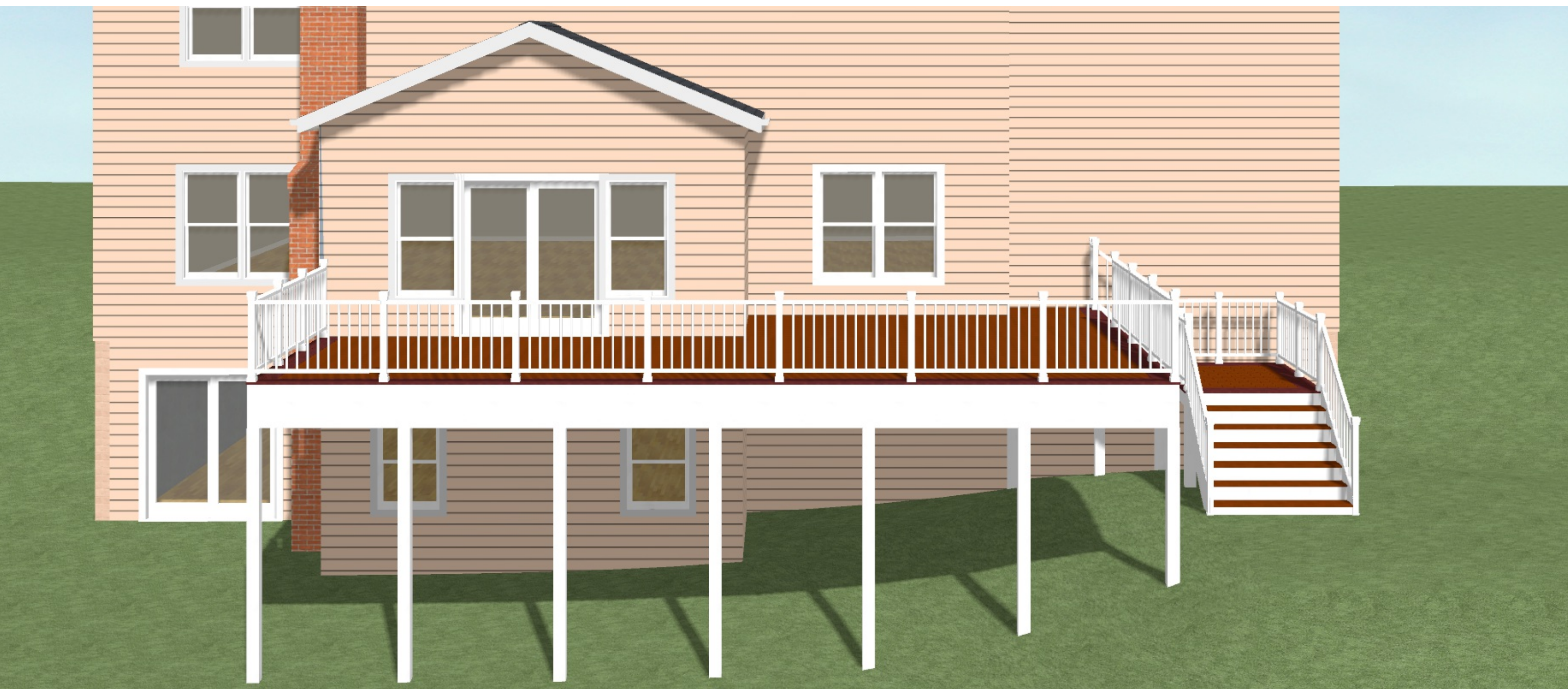
TOWN COUNCIL: \_\_\_\_\_  
SIGNATURE

PRINT \_\_\_\_\_

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: *Kenny Fallon*  
Kenny Fallon (May 10, 2022 17:09 EDT)

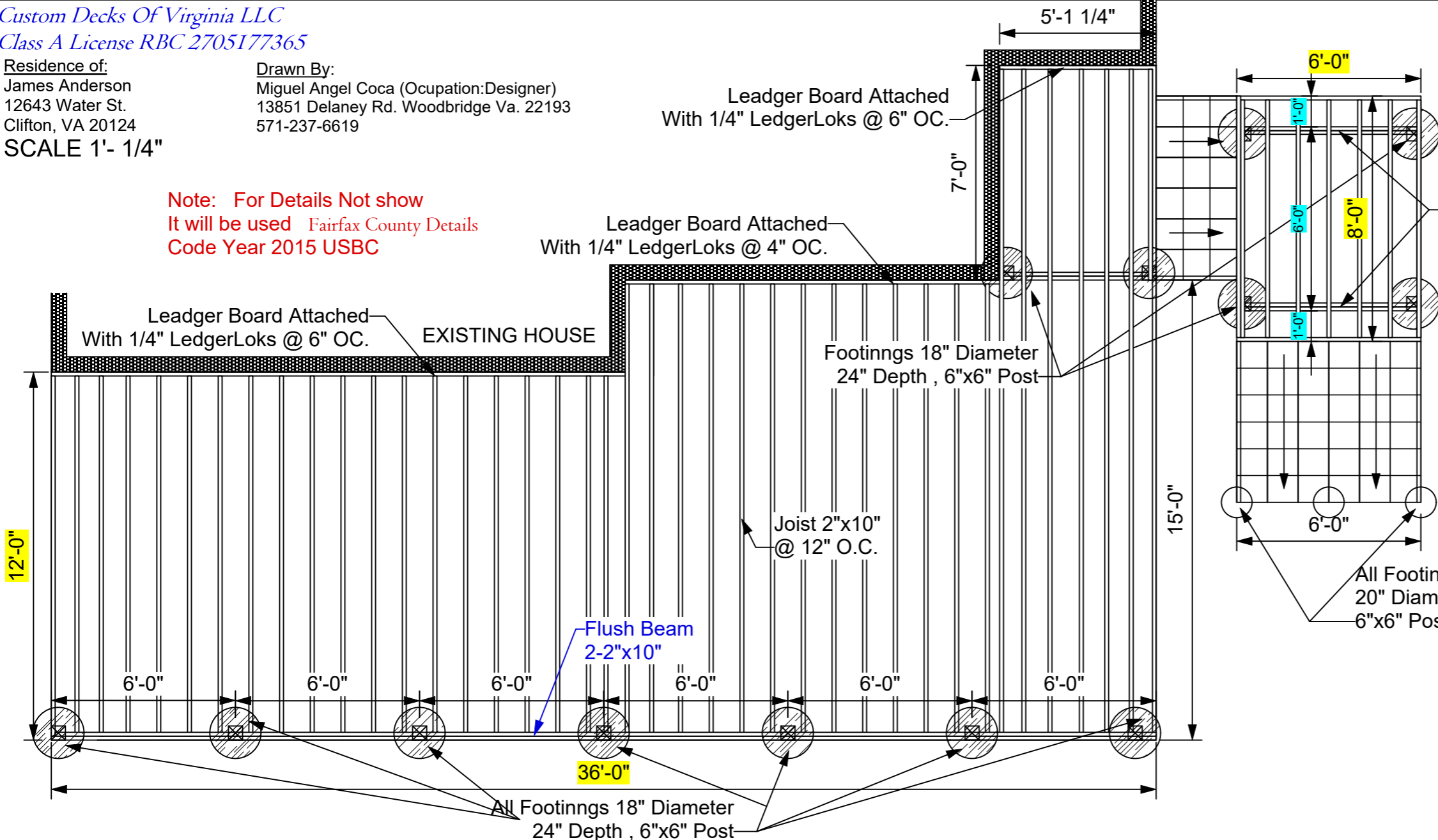
Email: kenny@customdeckofva.com



Residence of:  
James Anderson  
12643 Water St.  
Clifton, VA 20124  
SCALE 1'- 1/4"

Drawn By:  
Miguel Angel Coca (Occupation: Designer)  
13851 Delaney Rd. Woodbridge Va. 22193  
571-237-6619

Note: For Details Not show  
It will be used Fairfax County Details  
Code Year 2015 USBC



**TABLE 10: APPROVED TENSION-TIES**

Manufacturer	Product
FastenMaster	LTS
Simpson Strong-Tie	DTT1
USP	LTS19
USP	ADTT-TZ

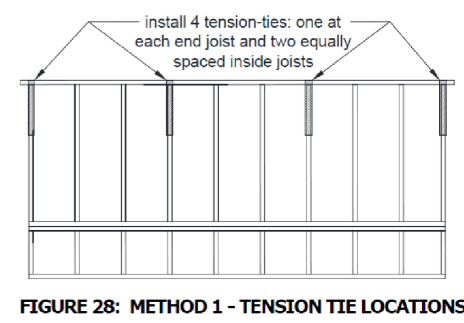


FIGURE 28: METHOD 1 - TENSION TIE LOCATIONS

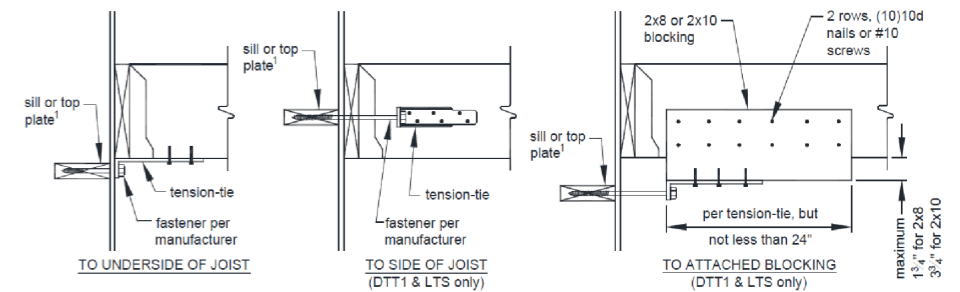


FIGURE 29: METHOD 1 - TENSION-TIE CONNECTION

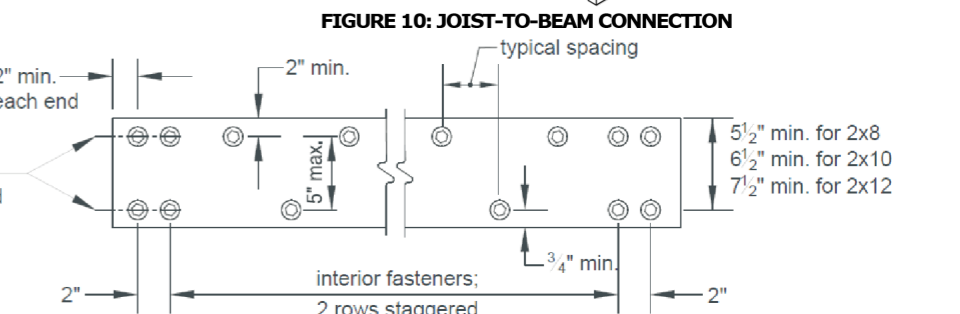
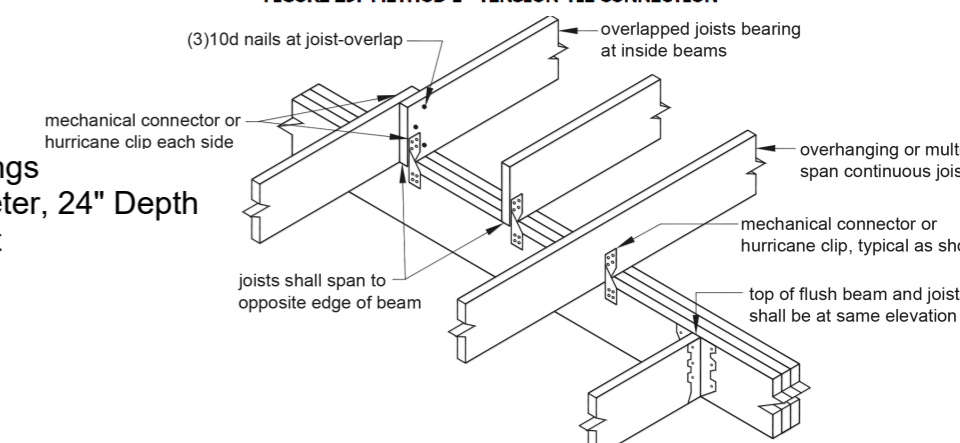


FIGURE 26: LEDGER BOARD FASTENER SPACING AND CLEARANCES

TABLE 6: LEDGER BOARD FASTENER SPACING, INCHES ON CENTER

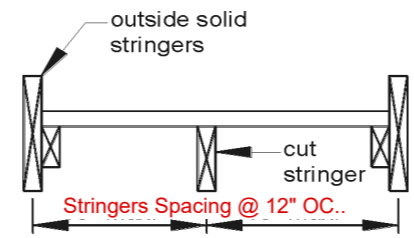
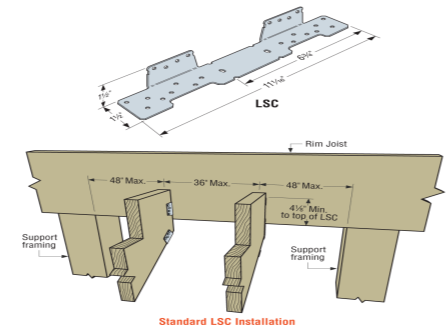
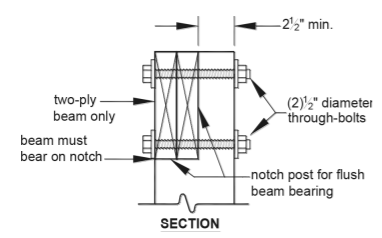
Fastener	Band Board	Joist Span (feet), less than or equal to:						
		6	8	10	12	14	16	18
Lag Screws	EWP <sup>1</sup>	24	18	14	12	10	9	8
	2x lumber	30	23	18	15	13	11	10
Through-Bolts	EWP <sup>1</sup>	24	18	14	12	10	9	8
	2x lumber	36	36	34	29	24	21	19
SDS, LedgerLOK Wood Screws <sup>2</sup>	EWP <sup>1</sup>	12	9	7	6	5	4	4
	2x lumber	13	10	8	6	5	5	4
SDWS, WS-EXT, WSWH-EXT Wood Screws <sup>2</sup>	EWP <sup>1</sup>	14	10	8	7	6	5	5
	2x lumber	22	16	13	11	9	8	7
Expansion Anchors	—	36	36	34	29	24	21	19
Adhesive Anchors	—	32	32	32	24	24	16	16

<sup>1</sup> EWP = 1-inch minimum manufactured engineered wood product; see Page 14 for more information.  
<sup>2</sup> Wood screws shall be permitted to be spaced in accordance with its current corresponding evaluation report if less restrictive than the values in TABLE 6.

TABLE 1  
Fastening pattern for attaching deck ledger to rim joist using LedgerLok

Joist Span	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'
Live Load	O.C. spacing of fasteners in inches				
40 psf	12	9	7	6	5
60 psf	8	6	5	4	4
100 psf	5	4	3	3	2

AC6Z ZMAX 6"x6"  
Post Cap Galvanized



# Custom Decks of VA

OUTDOOR LIVING DESIGN



**Custom Decks Of Virginia LLC**  
**1001 N. Vermont St, Arlington Virginia**

Class A License RBC 2705177365

**Custom Outdoor Living Design Builder**

**Wood, Composite Decks, Porches**

**Pavers, Stone and Concrete Patios, and Walkways**

**Trex**PRO<sup>®</sup> 703-217-3636  
PLATINUM

 **TimberTech**<sup>®</sup>  
PRO

Name:

James Anderson

7039806717

[12643 Water Street Clifton VA](mailto:12643 Water Street Clifton VA)

Email

[andersonbear22@rocketmail.com](mailto:andersonbear22@rocketmail.com)

**Project Description:**

*Tear down existing deck rebuild to same specs total 506 SF with 5x8 landing and stairs. All framing materials to be pressure treated ground contact grade #2 or better. Decking to be Trex Transcends Spiced Rum ran parallel with the house with Lava Rock vertical transitions pieces attached with hidden fasteners, includes one board border attached with cortex screws and plugs. Rails to be Trex Transcends white contour top rail with white square balusters, post sleeves, caps, and skirts. Front band, side joists, stair stingers, and stair risers to be wrapped with white PVC trim attached with cortex screws and plugs. All post and beams below deck surface to be wrapped with vinyl sleeves and PVC trim attached with cortex screws and plugs includes cap and base. Trex LED stair lights to be installed in each step color TBD. Paver patio to be repaired after new posts installed. All necessary permits to be obtained by Custom Decks Of VA.*

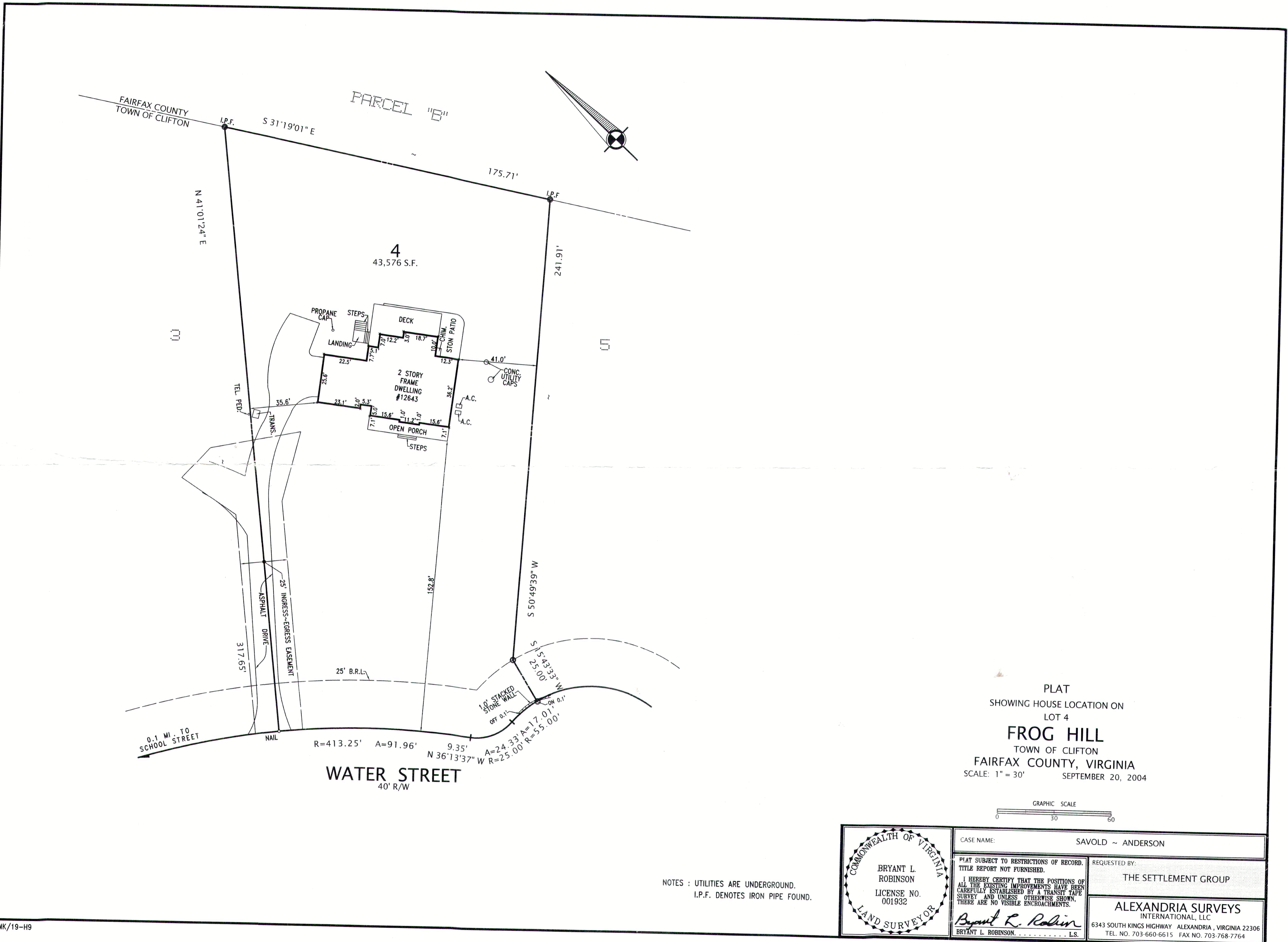
The sub-structure of the deck will be constructed using pressure treated pine and hot-dipped galvanized (or better) fasteners and hardware. 6x6 support posts, 2x12 double beam and 2x10 joist application to provide additional horizontal as well as superior vertical stability. The sub-structure will to be anchored and flashed to the structural rim board of the house, Custom Decks of Virginia LLC projects have a 2-year warranty on workmanship.

**QTY      Unit:      Project Details:**

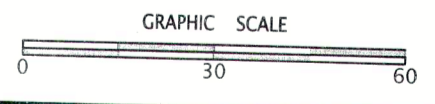
Framing		
506		Deck to be framed with 2x10 joist spaced 12" O'C with double 2x12 beams supported by 6x6 posts set 2' below grade in concrete.
	SF	
	SF	<a href="https://www.madwood.com/products.php">https://www.madwood.com/products.php</a>
Decking		
<a href="#">506</a>	SF	. Decking to be Trex Transcends Spiced Rum ran parallel with the house with Lava Rock vertical transitions pieces attached with hidden fasteners, includes one board border attached with cortex screws and plugs
	SF	
		<a href="https://www.trex.com/products/decking/transcend/">https://www.trex.com/products/decking/transcend/</a>
Railing		
106	LNFT	Rails to be Trex Transcends white contour top rail with white square balusters, post sleeves, caps, and skirts.
	EACH	



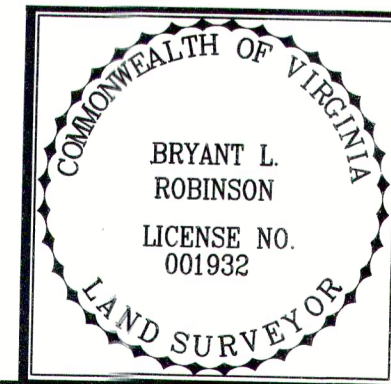
	EACH	<a href="https://www.trex.com/products/railing/transcend/">https://www.trex.com/products/railing/transcend/</a>
<b>Skirting options</b>		
	LNFT	NA Deck open below.
	EACH	
<b>Lighting</b>		
10	EACH	Trex LED lighting to be installed in each step
	EACH	
	EACH	
<b>Stairs and landings</b>		
40		5x8 landing to be 4x4 framed with 2x10 joist spaced 12" O'C with supported by 6x6 post set in concrete-
10		5' Wide steps built with 2x12 stringers spaced 12" O'C with SE Trex stair treads to match deck selection attached with color match screws or cortex screws with plugs
	EACH	
<b>Trim Detail</b>		
	EACH	Framing to be wrapped with White PVC trim to include front band, and side joists, stair stringers, and risers. White PVC trim attached with cortex screws and plugs.
	EACH	Wrap framing below deck with white PVC trim includes all 6x6 support posts and beams, with cap and base for posts.
	EACH	<a href="http://www.versatex.com">www.versatex.com</a>
<b>MISC.</b>		
	SF	
	EACH	
	EACH	
	EACH	
	EACH	



PLAT  
 SHOWING HOUSE LOCATION ON  
 LOT 4  
**FROG HILL**  
 TOWN OF CLIFTON  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 30'      SEPTEMBER 20, 2004



NOTES : UTILITIES ARE UNDERGROUND.  
 I.P.F. DENOTES IRON PIPE FOUND.



CASE NAME: SAVOLD ~ ANDERSON	
PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.	REQUESTED BY: THE SETTLEMENT GROUP
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.	
<i>Bryant L. Robinson</i> BRYANT L. ROBINSON, L.S.	<b>ALEXANDRIA SURVEYS</b> INTERNATIONAL, LLC 6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22306 TEL. NO. 703-660-6615 FAX NO. 703-768-7764

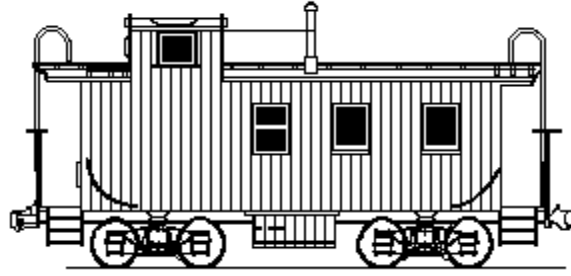
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**CLIFTON TOWN PLANNING COMMISSION  
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM  
MONDAY, JUNE 27, 2022, 7:30 PM**

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. 12644 Chapel Road: Market Wealth Management
2. Residential Application:
  - a. 12643 Water Street: Decking
3. Approve May 31, 2022 Minutes.
4. Adjournment.