

**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, JULY 26, 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; Paula Sampson Michelle Stein; Adam Trost; Terri Winkowski.
Staff: Amanda Christman, Zoning Clerk.
Absent: Susan Yantis.

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

See attached application.

The Planning Commission reviewed an application for an expansion of an existing use permit for a commercial office use by Market Wealth Management, located at 12644 Chapel Road, Clifton. The applicant expects to utilize the Suites 107, 108, 109, 110, 111, and 112 for a total of 1168 net square feet, during the hours of Monday through Saturday from 8AM to 8PM. The parking plat for that property contains a total of 68 spaces of which 66 spaces are presently allocated including 5 spaces to Market Financial in their old space. The space expansion will require a total of 6 spaces, according to Code Section 9-13(c)3.A.

- **Chair Kalinowski moved to recommend that the application be approved with the hours and days as set forth above and the allocation of 6 parking spaces, seconded by Member Trost. The motion was approved by poll, 6-0.**

2. Residential Application:

a. 12643 Water Street: Decking

See attached application.

Minutes adopted by the Planning Commission on September 27, 2022 as presented

The Planning Commission reviewed a request for a construction of a deck on the rear of 12643 Water Street, which would result in approximately 50 square feet of land disturbing activity.

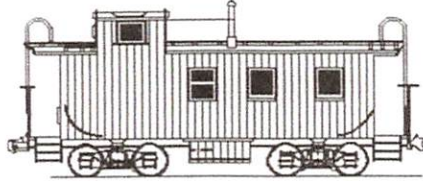
- **Chair Kalinowski moved to recommend approval for a preliminary use permit for construction in accordance with the submitted plans and in accordance with an ARB Certificate of Appropriateness and in accordance with any County requirements, with proof of the foregoing to be provided within two years along with a request that a final use permit be issued for the construction, seconded by Member Sampson. The motion was approved by poll, 6-0.**

3. Approve June 27, 2022 Minutes.

- **Chair Kalinowski moved to approve the June 27, 2022 meeting Minutes as presented, seconded by Member Pline. The motion was approved by poll, 5-0-1 (Member Sampson abstained).**

4. Adjournment.

The meeting was adjourned by general acclamation at 8:01 PM, with the announcement that the next meeting will be held in person.



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 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>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 _____

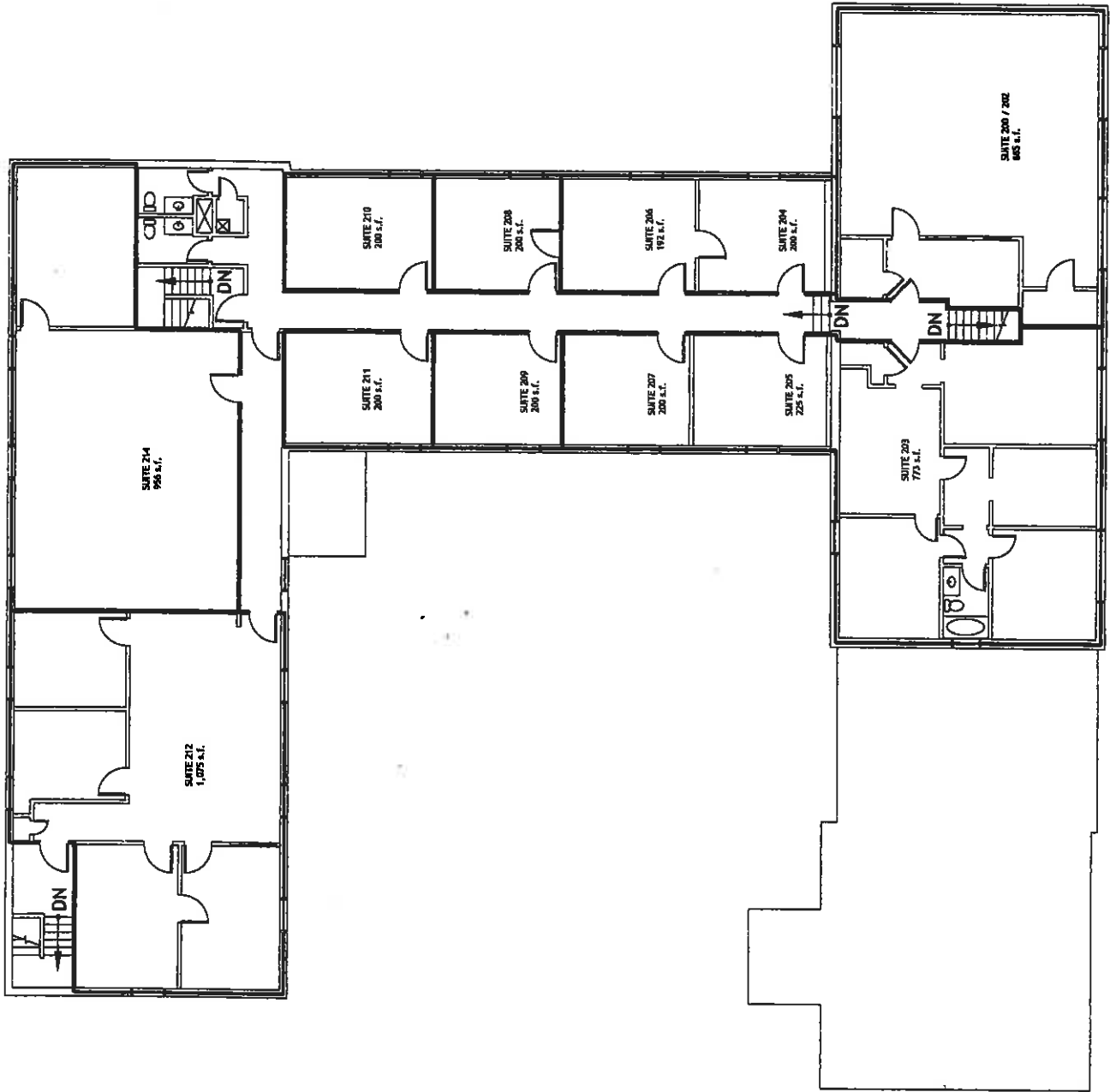
CONDITIONS: _____

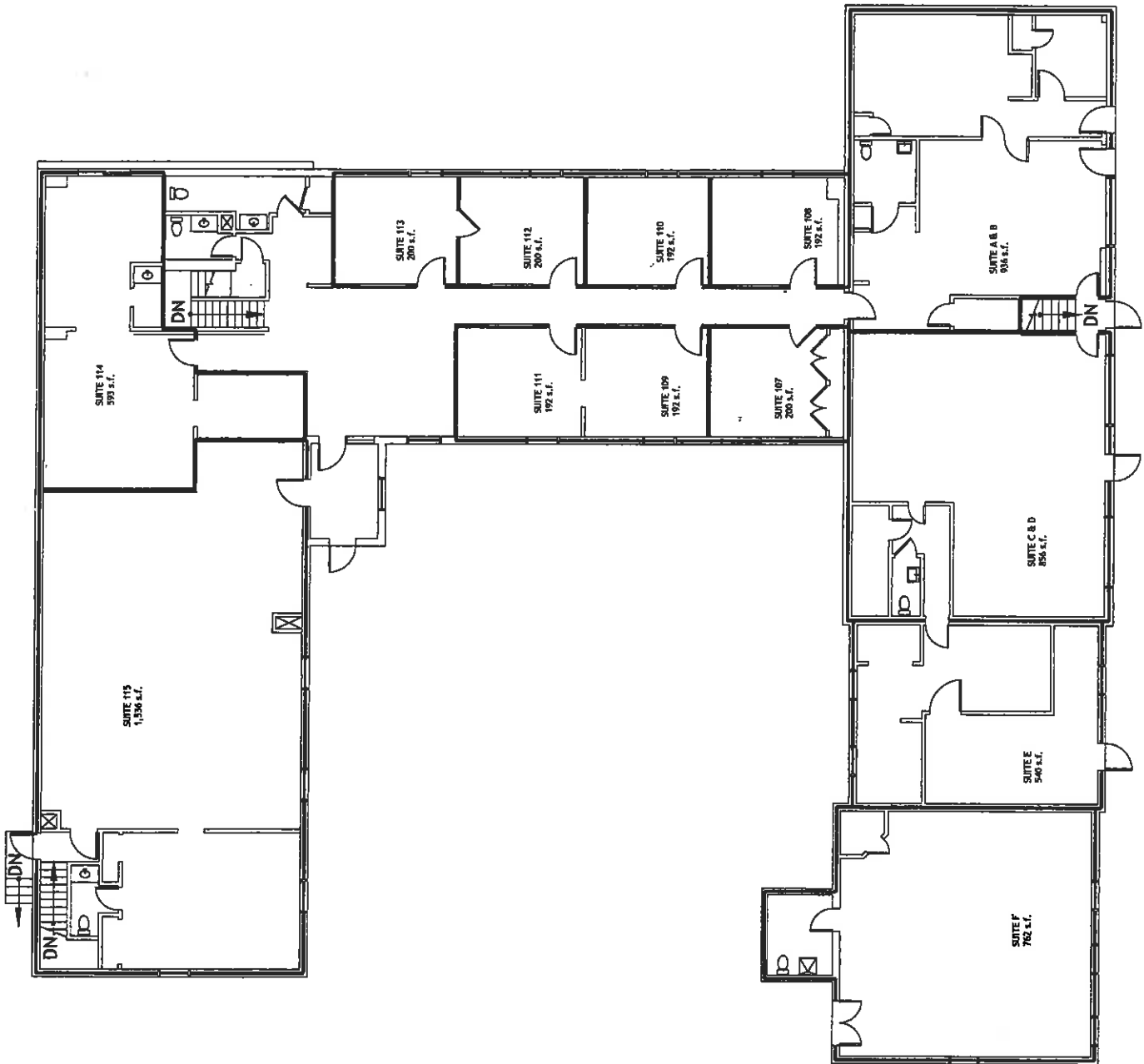
APPROVED DISAPPROVED

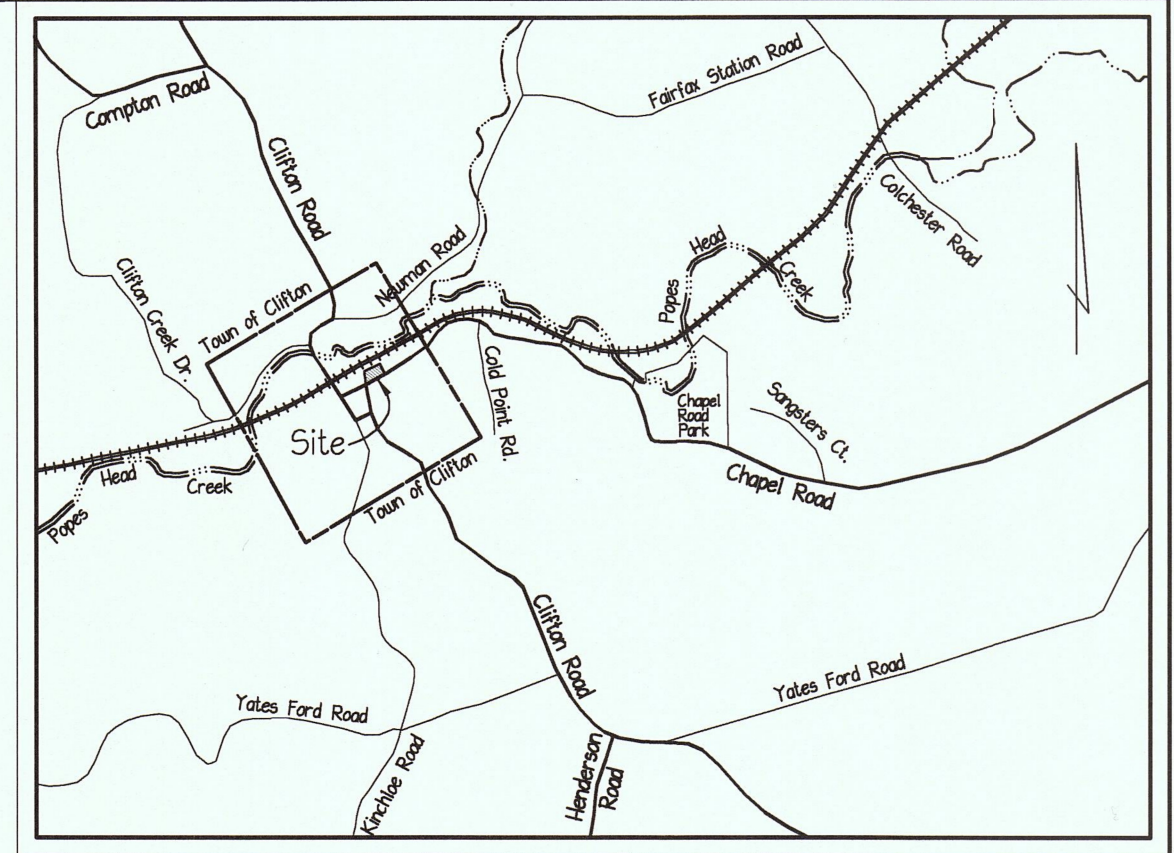
TOWN COUNCIL: _____
SIGNATURE

PRINT _____

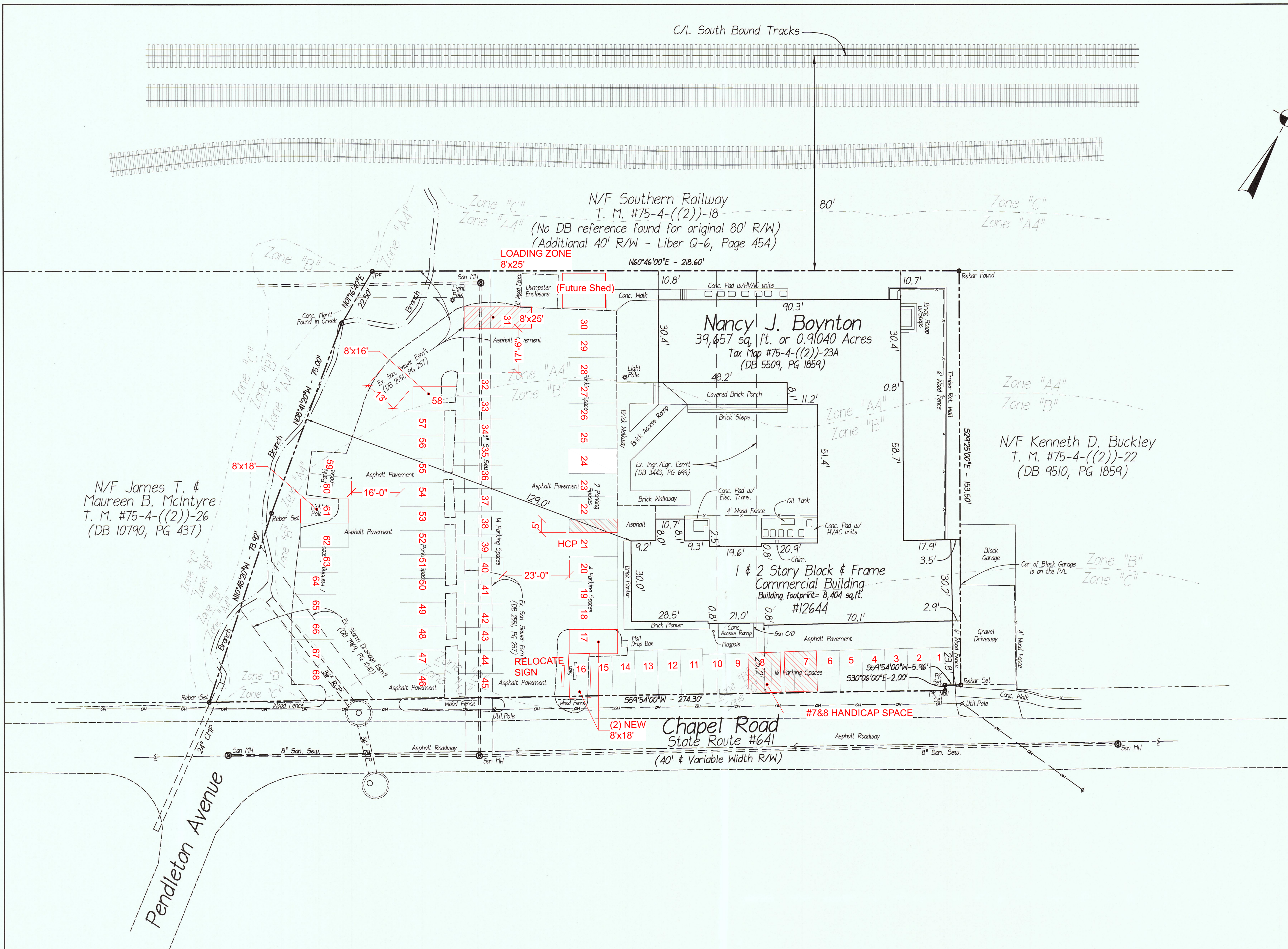
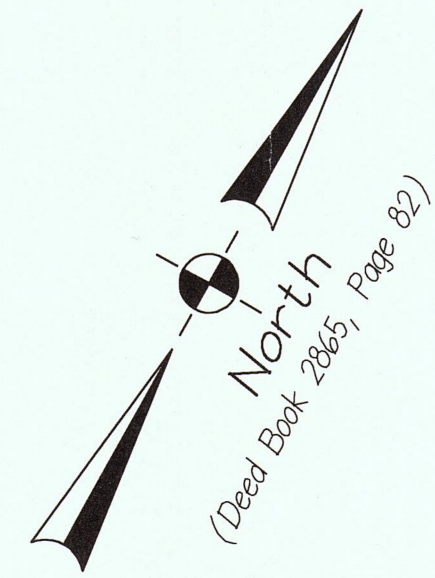
CONDITIONS: _____







Vicinity Map Scale: 1" = 2500'



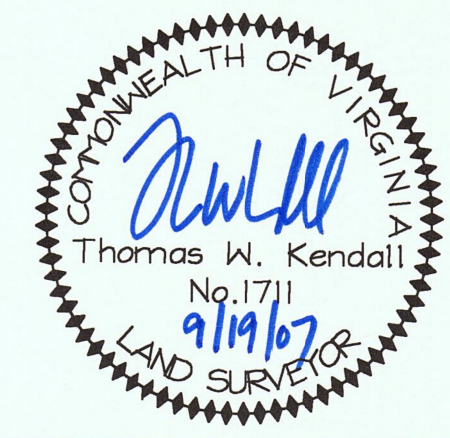
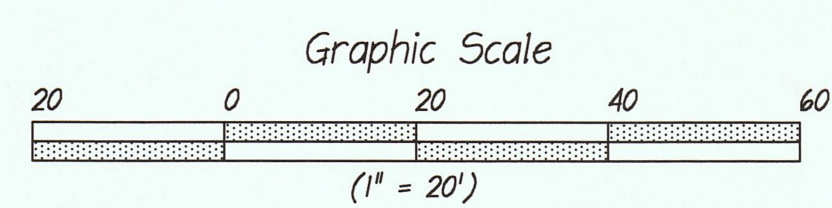
Notes:

- 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

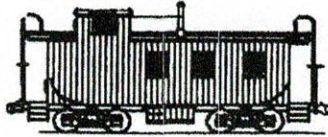
SUITE #	TENANT NAME	NET FLOOR AREA	USE (Restaurant/Office/ Retail/Other Commercial Use)	Max. # EMPLOYEES (Retail/Restaurant only)	NUMBER OF CUSTOMER SEATS (Restaurant only)	PARKING SPACES Approved	DATE OF USE PERMIT (or Council approval)
A & B	Motier	936	Retail/Restaurant	4	14	11	3/3/2020
C	VACANT	856					
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
	Total allocated parking based on Town approved	12185				67	

Total Parking Spaces Provided at 12644 Chapel Rd:

68

pending TC appi

roval



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12643 Water St Clifton VA 20124		Date: [Month / Year] 07-10-2022		
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: Kenny Fallon				
Mailing Address: K1001 N Vermont St APT 104 Arlington, VA 22201				
Phone: 703-967-6245				
Email Address: kenny@customdeckofva.com				
3. Name of Property Owner (if different): James Anderson				
Mailing Address: 12643 Water St. Clifton, VA 20124				
4. Name of Business / Organization: Customs Decks Of Virginia LLC.				
5. Owner of Business / Organization: Kenny Fallon				
6. Tax Map Number: 0754 16 0004				
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: Deck 36'x22' . 6' wide steps to 8'x6' landing & 6' wide steps to ground or 620 Sq. Feet ... remove existing deck, PER PLANS., <i>TRCX Transcends Spiced Rum, TRCX White Rails.</i>				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation: <i>Total ground disturbance 48 SF</i>				
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) \$ _____				

*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) [Signature] DATE OF HOA APPROVAL: 6/29/2022

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: 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: _____

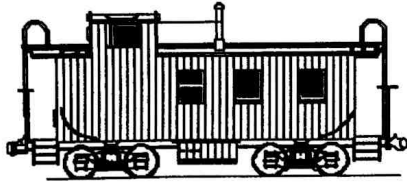
APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE PRINT

CONDITIONS: _____

Signature: [Signature]
Kenny Fallon (May 10, 2022 17:00 EDT)

Email: kenny@customdeckofva.com



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

DATE OF APPLICATION: 06-08-2022
 NAME OF APPLICANT OR AGENT: Custom Decks of Virginia LLC
 ADDRESS: 1001 N Vermont Street unit 104 Arlington VA 22201
 TELEPHONE: 703-967-6245 Email kenny@customdecksofva.com
 LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
 NUMBER: 12643 Water Street Clifton Va 20124
 GENERAL DESCRIPTION OF PROPOSAL:

Replace existing L shaped deck 620 SF and 6' wide stairs and landing. Deck to be rebuilt to exact same specs and color scheme as current deck

ATTACHMENTS:

- APPLICATION FEE*
- Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE THE ARB WILL REVIEW AN APPLICATION

SIGNATURE OF APPLICANT OR AGENT

DATE

Is the applicant or owner a member of a homeowners' association (HOA)? Yes No If yes, please obtain the approval of the HOA prior to submission of the application.

MARTIN G. YANTIS

6/29/2022

HOA REPRESENTATIVE (NAME/SIGNATURE)

DATE OF HOA APPROVAL

CERTIFICATE ISSUED: YES

NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY: _____

DATE

CHAIRMAN, ARB

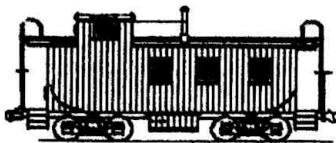
ARB MEMBERS' INITIALS: _____

CONDITIONS: _____

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S REASON: _____

- *Application fee:
 Sign/Fence: \$10.00; if after installation: \$50.00
 Addition/remodeling project up to 200 SF: \$100.00
 Addition/remodeling project exceeding 200 SF \$250.00
 New home construction: \$250.00

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



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address:		Date: [Month / Year]		
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	<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: Kenny Fallon				
Mailing Address: K1001 N Vermont St APT 104Arlington, VA 22201				
Phone: 703-967-6245				
Email Address: kenny@customdeckofva.com				
3. Name of Property Owner (if different): James Anderson				
Mailing Address: 12643 Water St. Clifton, VA 20124				
4. Name of Business / Organization: Customs Decks Of Virginia LLC.				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 16 0004				
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: Deck 36'x22' . 6' wide steps to 8'x6' landing & 6' wide steps to ground or 620 Sq. Feet .. remove existing deck,PER PLANS,.				
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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) \$ _____				

*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) [Signature] DATE OF HOA APPROVAL: 6/29/2022

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: 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: [Signature]
Kenny Fallon (May 10, 2022 17:08 EDT)

Email: kenny@customdeckofva.com



Clifton Clerk <clerk@cliftonva.gov>

Fwd: 12643 Water St. Clifton, VA 20124

Planning Commission <planning@cliftonva.gov>

Thu, Jun 30, 2022 at 6:16 PM

To: James Anderson <andersonbear22@rocketmail.com>

Cc: Clifton Clerk <clerk@cliftonva.gov>, William Hollaway <whollaway@cliftonva.gov>, Kenny Fallon <kenny@customdecksofva.com>

Thank you for your email.

With respect to items 1 and 2, please have the corrected use permit (signed by HOA and with the accurate description of the work) resubmitted by email.

With respect to item 3, the square footage of land disturbance should be included on the application or the attachment. Regardless of how limited the construction work is, we need the computation and it is usual for contractors to easily do the calculations.

With respect to item 4, while a surveyed plat was provided it was not clear it was a plat of the entirety of the lot or just the house location. If the house is on lot 4 and you confirm that this the plat of the entirety of your lot, that is certainly sufficient.

Item 5, yes that is the present schedule of meetings. Please submit the corrected use permit application with respect to accurate deck and dimensions, HOA signature, square footage of land disturbing activity by July 15.

With respect to the ARB meeting timing, please contact Royce Jarrendt, the chair of the ARB.

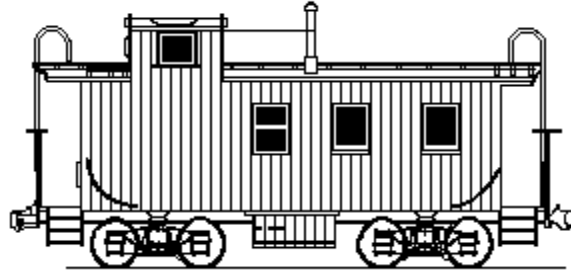
Finally, we would be pleased to receive any suggestions concerning streamlining our processes. Feel free to email me and or our Town Clerk, Ms. Christman, anytime. You can be assured we will review any ideas and suggestions you submit.

Sincerely,
Kathy Kalinowski

Sent from my iPhone

On Jun 30, 2022, at 12:34 PM, James Anderson <andersonbear22@rocketmail.com> wrote:

[Quoted text hidden]



**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING, HELD ELECTRONICALLY VIA ZOOM
TUESDAY, JULY 26, 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
 - b. 12644 Chapel Road: Virginia Mercantile Farmers Market
2. Residential Application:
 - a. 12643 Water Street: Decking
3. Approve June 27, 2022 Minutes.
4. Adjournment.