

CLIFTON TOWN PLANNING COMMISSION
TUESDAY, JULY 25, 2023, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124

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 7:36 PM.

Order of Business:

1. Residential Application:

- a. 7150 Main Street | Preliminary Use Permit for Construction of a 2nd Story Addition.
See application.

The Planning Commission reviewed a preliminary use permit application from Royce Jarrendt on behalf of Tom and Jean Peterson for the construction of an addition to their premises at 7150 Main St. of a second-floor addition over the existing one-story space in the back of the premises, for use as a bedroom, bathroom, and closet. The proposed plans show land disturbing activity of less than 500 square feet.

- **Chair Kalinowski moved to recommend approval of the application based on the information supplied in the plans with the conditions that the construction is to be done in accordance with the submitted plans, that all necessary permits are to be obtained from Fairfax County, and that the applicant apply for a final use permit within two years or upon completion whichever occurs first, seconded by Member Sampson. The motion was approved by poll, 5-0.**

2. Non-Residential Applications:

- a. 7140 Main Street | Walk-out Cooler and Fence
See attached application.

The Planning Commission reviewed an application for a use permit for construction of a cooler (smaller than 10' by 10') next to the dumpsters in the paved area behind the Main Street Pub, to be fenced in, together with new fencing for the dumpsters by fencing 8' height.

- **Chair Kalinowski moved to recommend approval of the application pending receipt of a Certificate of Appropriateness from the Architectural Review Board, and with the conditions that there will be no deliveries to the cooler outside of business hours, that the cooler will be secured, and that parking spaces presently approved for behind the**

Minutes adopted on October 23, 2023 by the Planning Commission as presented.

Pub will not be disturbed or diminished, seconded by Member Stein. The motion was approved by poll, 5-0.

3. Civil Penalties – Review.

The Planning Commission noted that any outstanding comments should be finished next month, and the draft should be prepared to be submitted to the Town Attorney for review.

4. Approve June 27, 2023 Meeting Minutes.

- **Chair Kalinowski moved to approve the June 27, 2023 meeting minutes as presented, seconded by Member Trost. The motion was approved by poll, 5-0.**

5. Upcoming Public Hearing on Streetscape – Reminder to Attend on Aug. 17 if Possible.

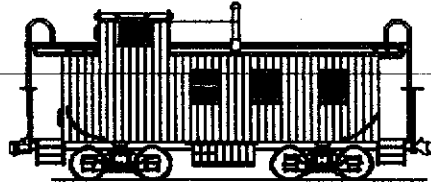
The Members were encouraged to attend the upcoming Public Hearing on Streetscape.

6. Town Comprehensive Plan – Update

The Members discussed plans to enter high-level comments into the template that was circulated recently for use.

7. Adjournment.

The meeting was adjourned by general acclamation at 8:39 PM.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7150 Main St		Date: [Month / Year] July 2023		
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 checked="" 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 for Tom & Jean Peterson				
Mailing Address: 12639 Chapel Rd Clifton, VA 20124				
Phone: 703 932-5762				
Email Address: Royce.jarr@yahoo.com				
3. Name of Property: Tom & Jean Peterson				
Owner (if different): 703 929-1195				
Mailing Address: petersonsdepot@aol.com 7150 Main St.				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 02 0034				
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 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: Second floor addition over an existing one story space Bedroom/Bathroom/Closet The footprint of the existing structure will not change.			
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: Royce Jarnett DATE: 7/14/2023

PROPERTY OWNER SIGNATURE: [Signature] DATE: _____

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

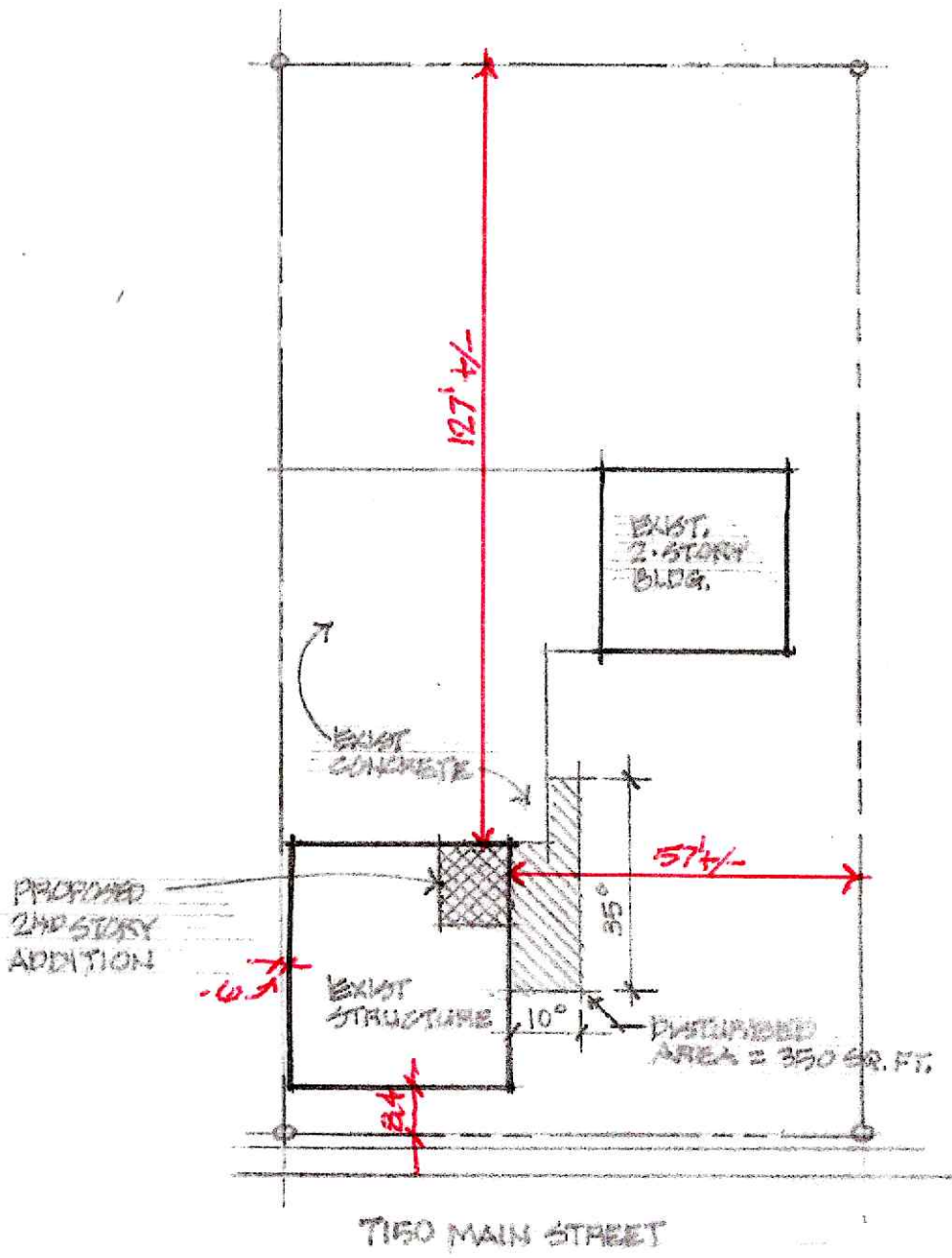
PLANNING COMMISSION: _____
SIGNATURE PRINT

CONDITIONS: _____

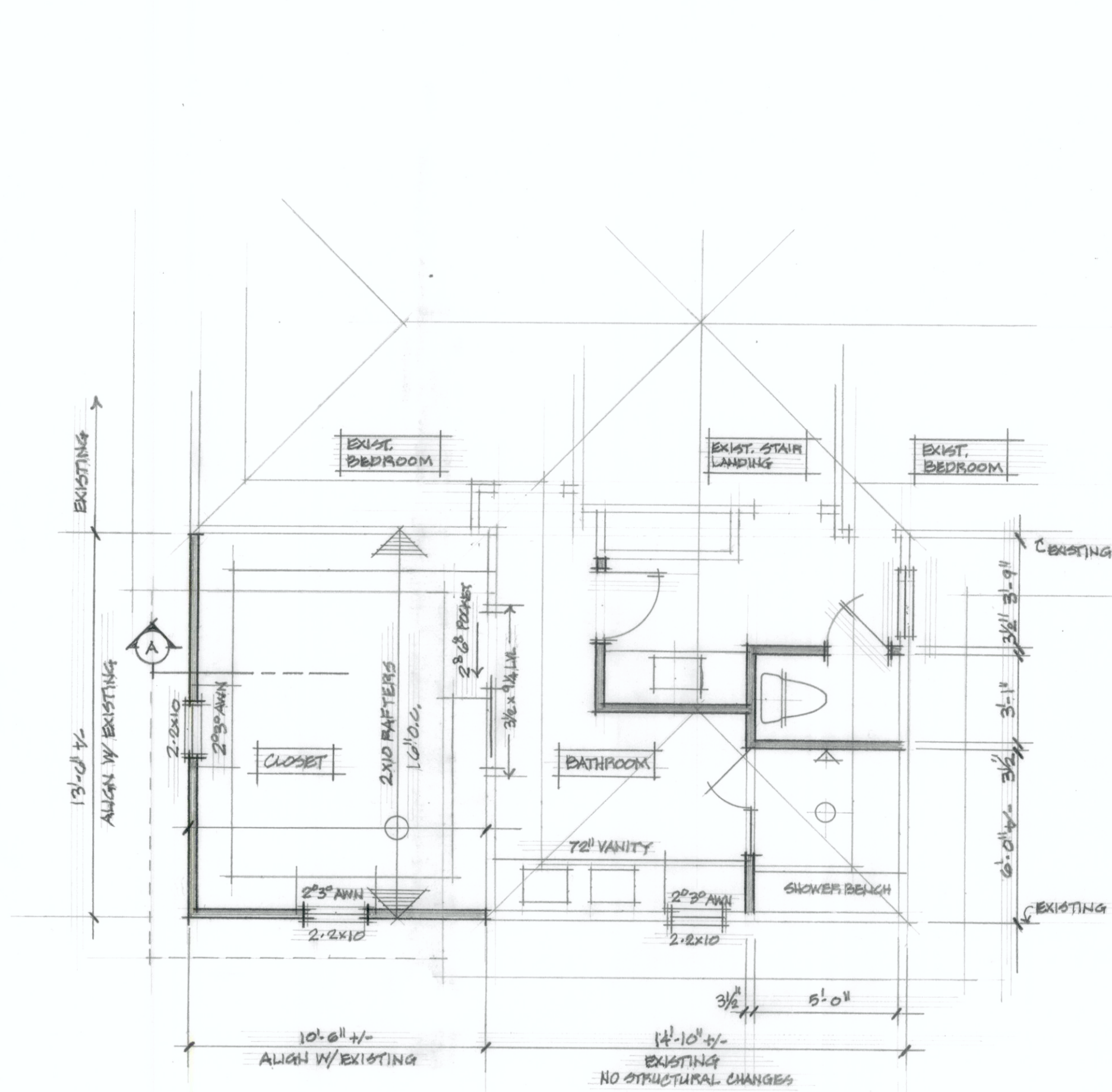
APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE PRINT

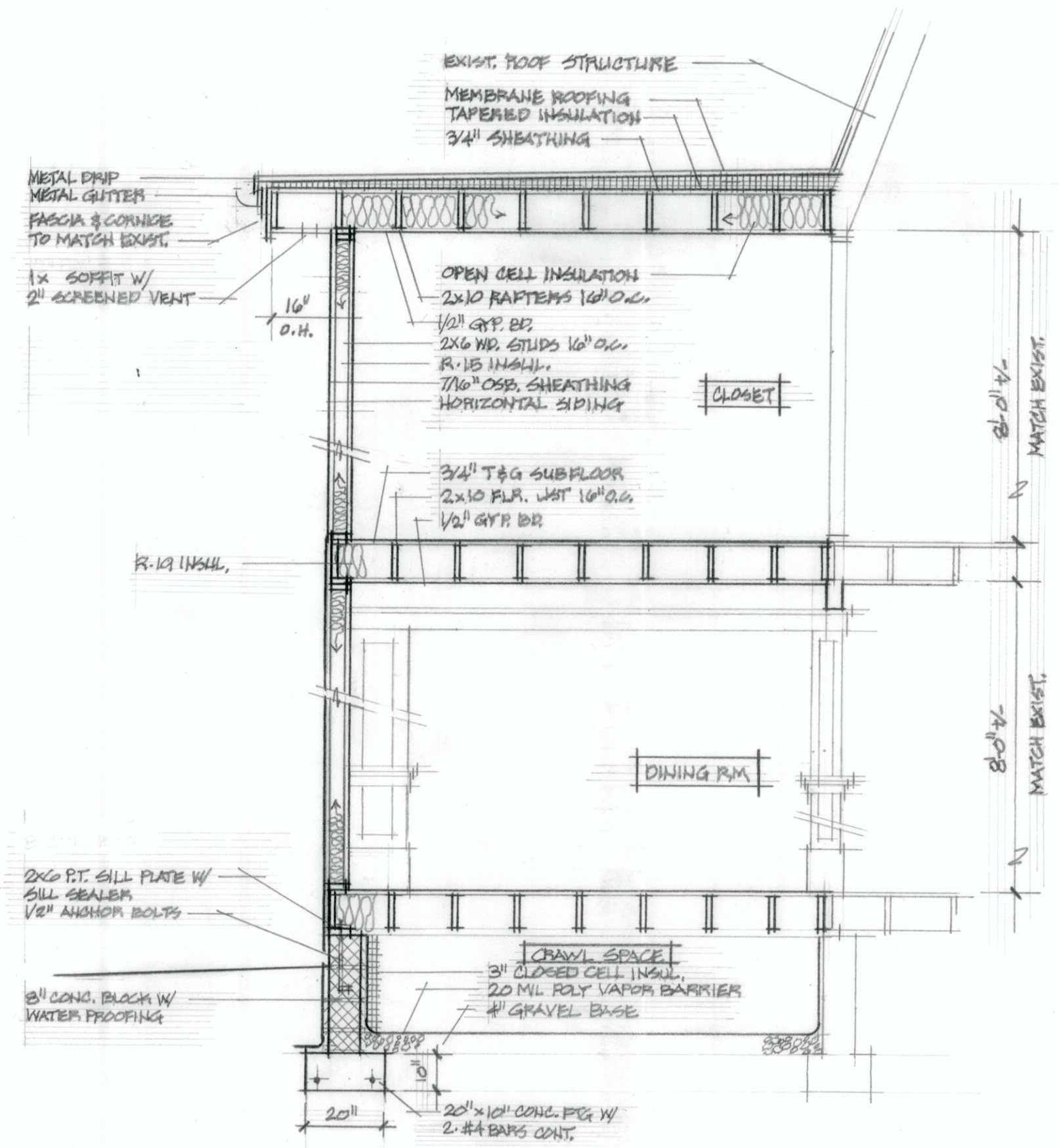
CONDITIONS: _____



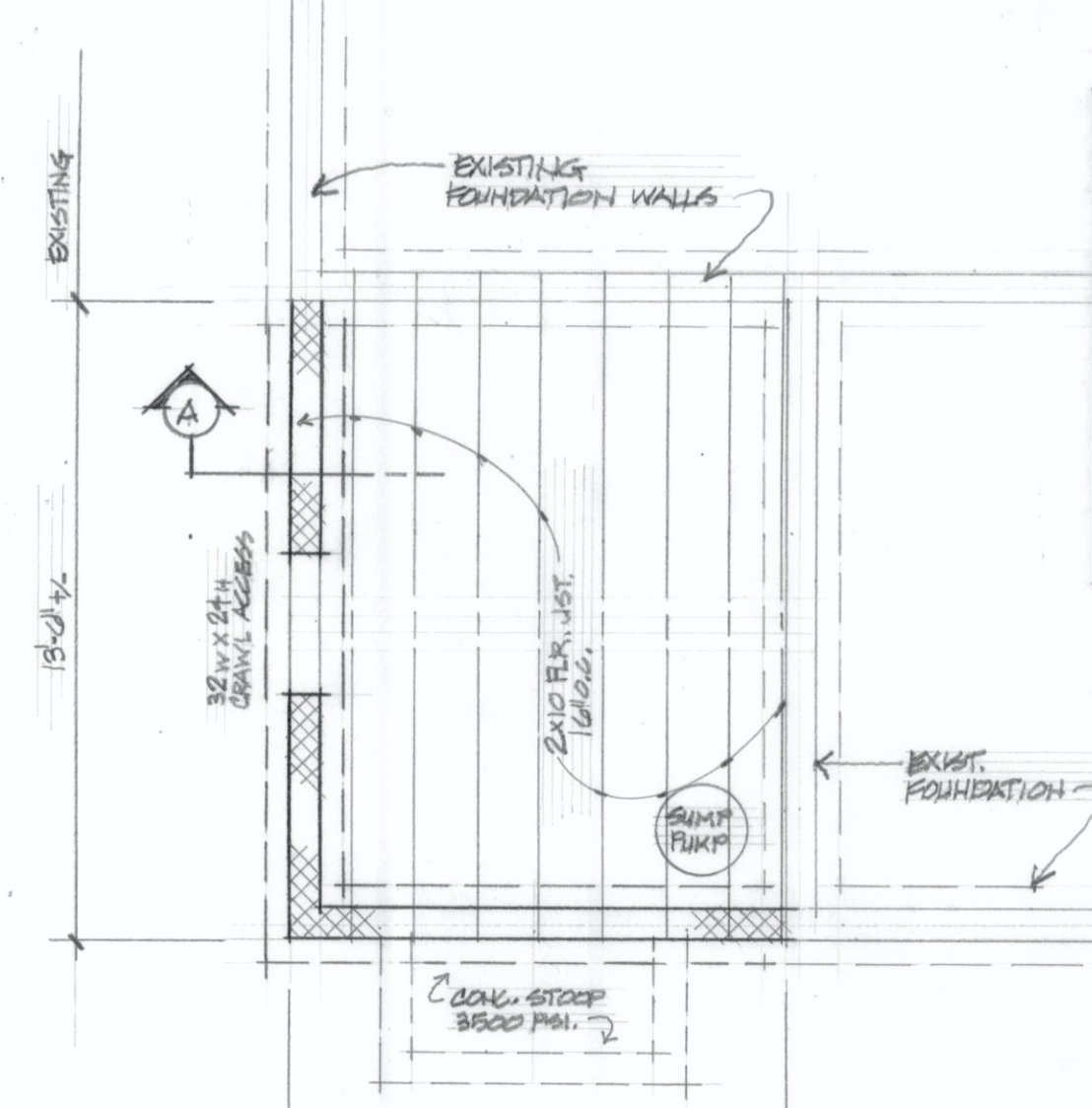
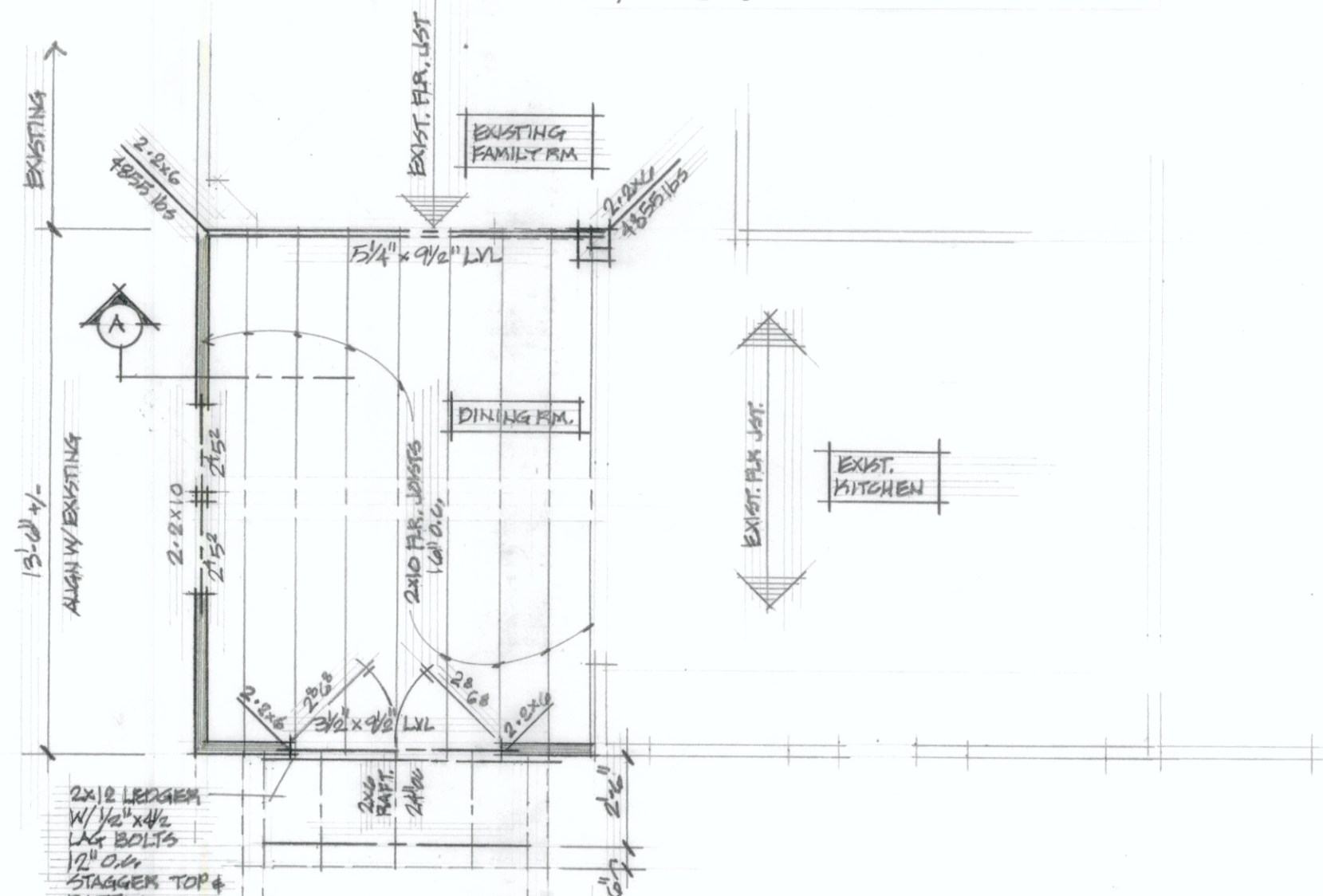
There is no change to the existing footprint of this house. The existing setbacks shown on this drawing are approximate.



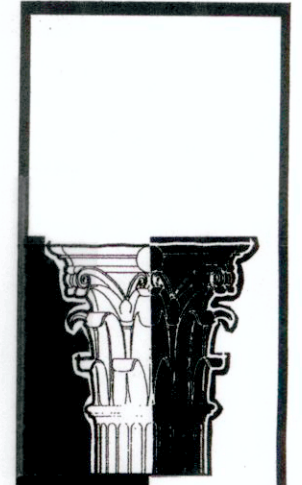
Second Floor Plan w/ Roof Framing
1/4" = 1'-0"



Building Section "A"
3/8" = 1'-0"



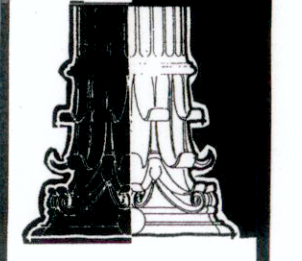
	2018 IRC Design Loads		
	Live Load	Dead Load	Total Load
First Floor	40 psf	15 psf	55 psf
Second Floor	40 psf	10 psf	50 psf
Roof Load			47 psf
Ground Snow Load			25 psf
Wind Speed			115 mph
Weather Probability			severe



ROYCE CHARLES JARRENDT
Architect
12639 Chapel Road
Clifton, Virginia 20124
703-932-5762

7150 Main Street
Clifton, Virginia 20124

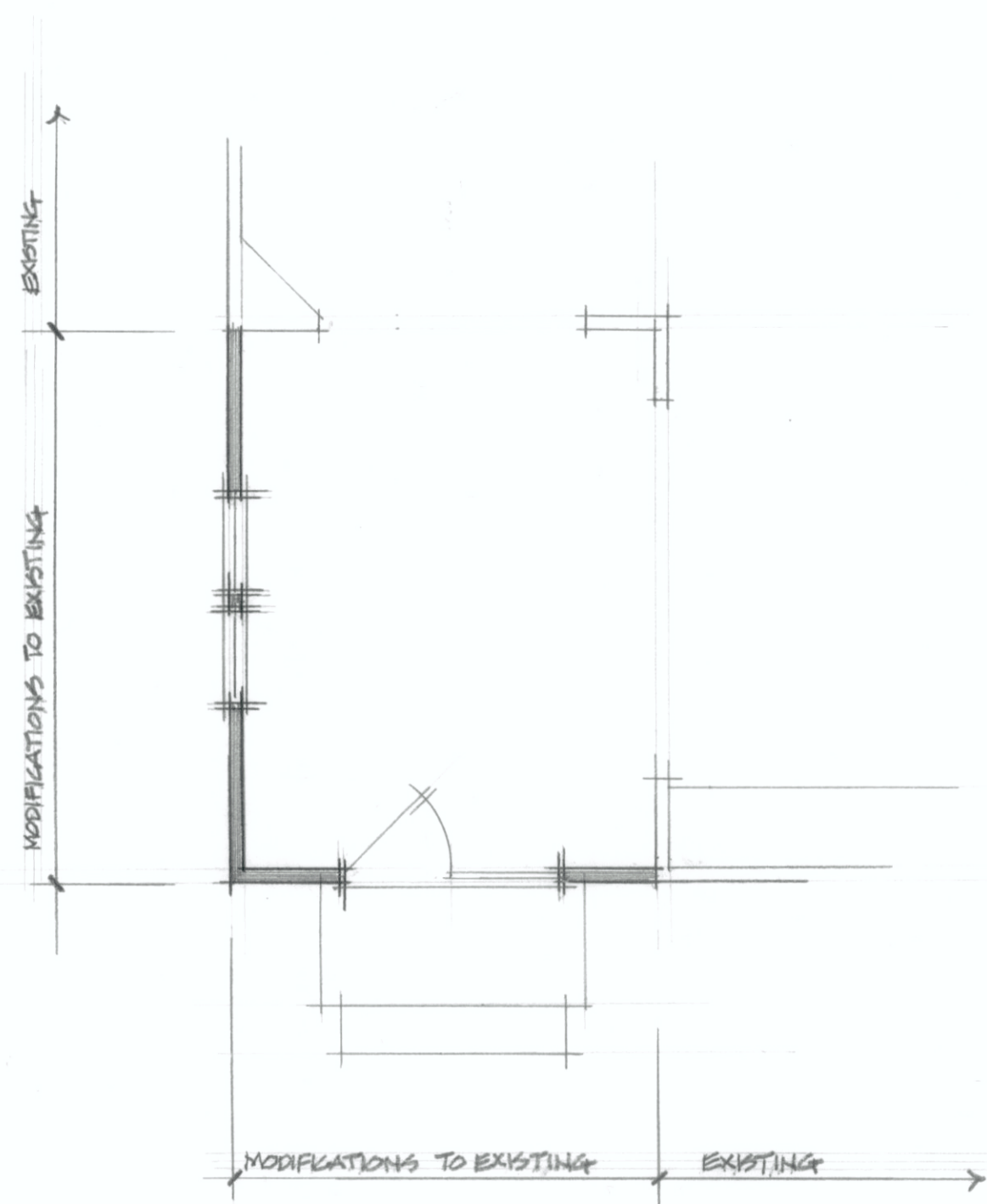
Royce C. Jarrendt, Architect, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever.



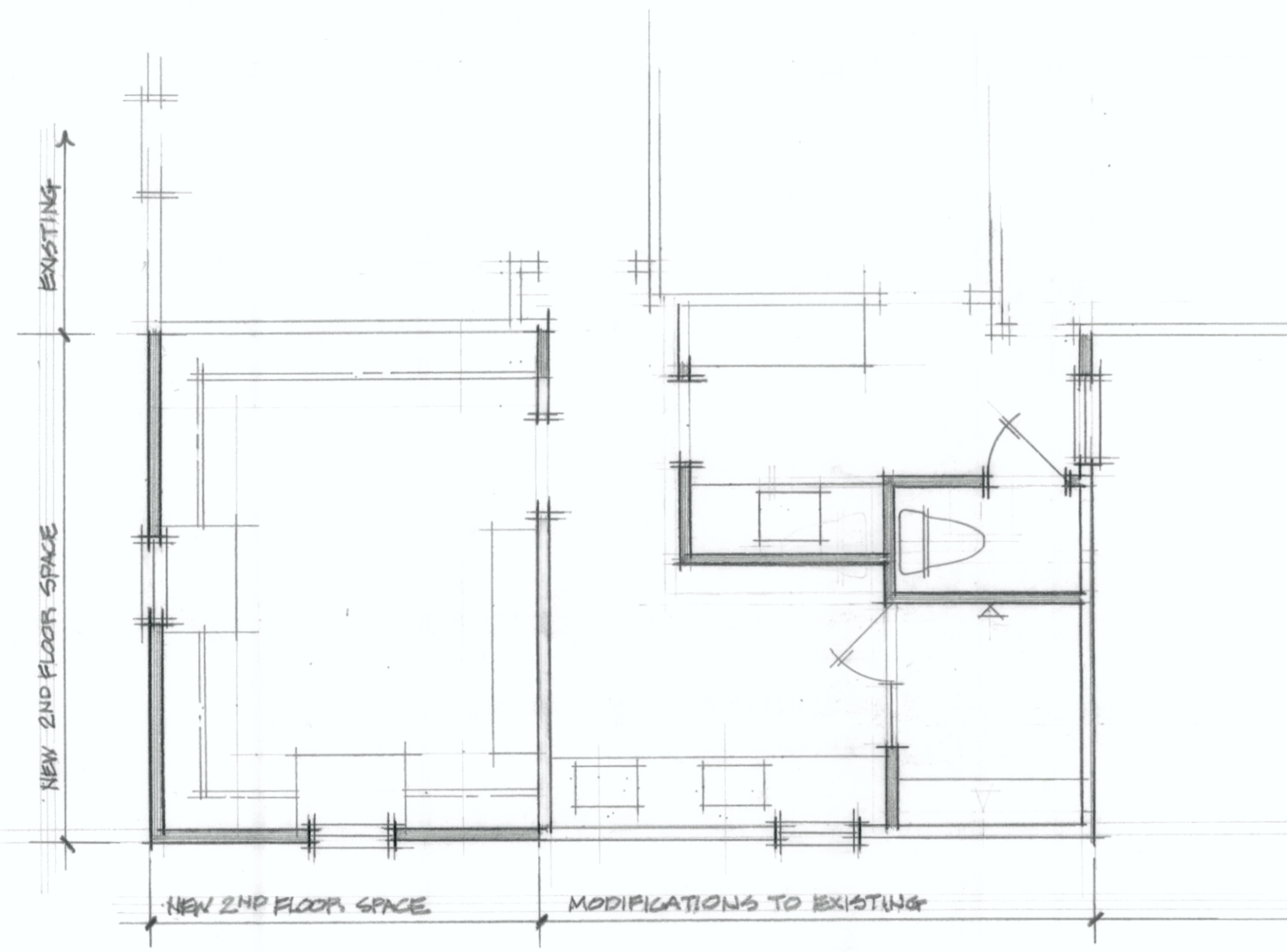


Side Elevation
1/4" = 1' - 0"

Rear Elevation
1/4" = 1' - 0"



First Floor Level
1/4" = 1' - 0"

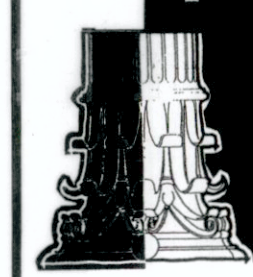


Second Floor Level
1/4" = 1' - 0"



ROYCE CHARLES JARRENDT
Architect
12639 Chapel Road
Clifton, Virginia 20124
703-932-5762

7150 Main St.
Clifton, Virginia 20124



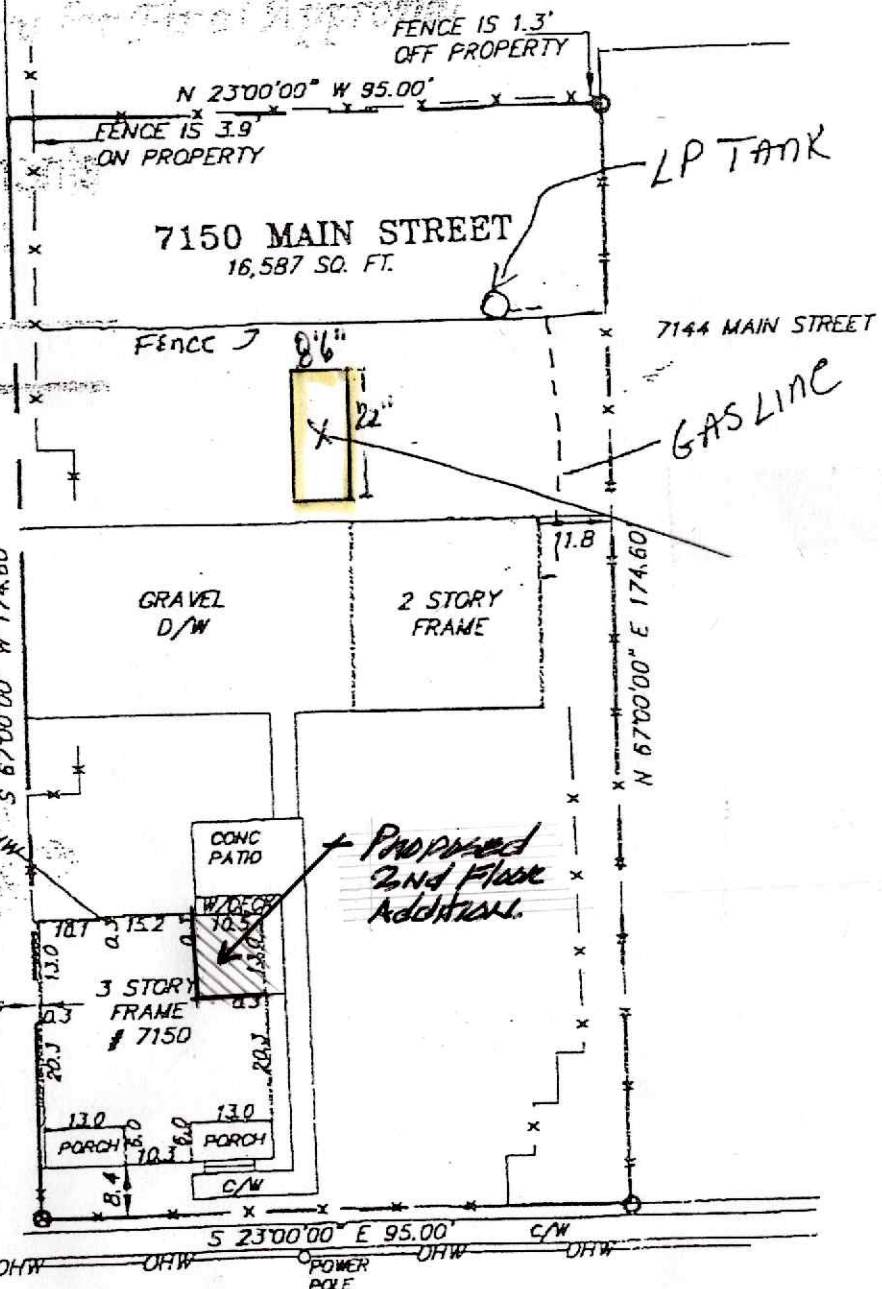
Royce C. Jarrendt, Architect, expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner without its consent.



N/F KINCHELOE
FIRE MARSHAL FIELD INSPECTION

Installation Requirements
shall conform to

IBOFC 3804.3
NFPA



CHAPEL STREET
(30' WIDE)

NO INFORMATION SHALL BE RELEASED
WITHOUT THE WRITTEN PERMISSION OF THE
SURVEYOR

Plans Rechecked by Fire Marshal
Plans OK

Approved
Approved as noted
Not approved, subject of...
4-2-08
D. THOMAS

7150 MAIN STREET
(40' WIDE)
ROUTE # 1641

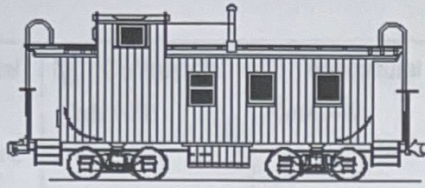
PETERSON
ICE CREAM

9231

BUILDING LOCATION SURVEY
7150 MAIN STREET
DEED BOOK 3586 PAGE 538
TOWN OF CLIFTON
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: MARCH 22, 2001



NOTES:
THIS IS NOT A BOUNDARY SURVEY.
CORNER MONUMENTATION THAT MEETS
THE STANDARDS FOR A BOUNDARY
SURVEY IS NOT INCLUDED WITH A
HOUSE LOCATION SURVEY.
IF CORNER MONUMENTATION IS DESIRED
THEN A BOUNDARY SURVEY MUST
BE ORDERED BY THE OWNER.



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7140 Main Street		Date: [Month / Year] 7/2023		
1. Type of Permit:	<input checked="" 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 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 checked="" type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Kevin McJamara, McJamara Hollowell LLC				
Mailing Address: 12654 Heron Ridge Dr. Fairfax VA 22030				
Phone: 703 447 1292				
Email Address: mainstreetpubclifton@gmail.com				
3. Name of Property Owner (if different): Judy McJamara				
Mailing Address: 4649 Wyndham Creek Ct. Fairfax VA 22030				
4. Name of Business / Organization: The Main Street Pub				
5. Owner of Business / Organization: McJamara Hollowell LLC				
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 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: Installation of outside cooler, Replacement of fence, addition of fencing around new cooler & Dumpsters.				
10. If Commercial, Home Business, Agricultural or Industrial:				
11. Describe Operation: A walk in cooler will be installed with electricity, the size of it is 9'10" x 9'10" x 8' fencing will be exactly what Marcus did on the side of Villagio				
11.a. If Non-Residential - Office Use: _____ SF or Retail/Restaurant Use: <u>2284</u> SF				
11.b. Days & Hours of Operation (include special events): <u>7 days 6am - 12am</u>				
11.c. Number of Employees on Site at any One Time: <u>6</u>				
11.d. Number of Seats (Restaurant/Church): Total: <u>53</u> . If applicable, provide number of seats located inside: <u>33</u> and; Outside: <u>20</u>				
11.e. Gross Floor Area (GFA) of Building or /Premises: <u>2284</u> SF (Code 9-13) Net Gross Floor Area if more than one use in building: _____ SF If applicable, GFA devoted to carry-out service within restaurant: _____ SF				
11.f. Number of Off-street Parking Spaces Required: _____ (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>19</u>				
11.h. Gross Floor Area of Dwelling (Home Business Only): _____ SF				
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ <u>75</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: 7/15/23

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 7/16/23

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE

PRINT

CONDITIONS: _____

APPROVED DISAPPROVED

TOWN COUNCIL: _____
SIGNATURE

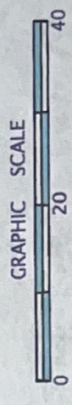
PRINT

CONDITIONS: _____

- NOTES:
1. FENCES ARE FRAME.
 2. AREA = 6,585 S.F. (C)
 3. AREA = 6,580 S.F. (R)

COMMONWEALTH OF VIRGINIA
 PATRICK A. ECI
 LIC. NO. 264
 08/17/17
 LAND SURVEY

PLAT
 SHOWING BUILDING LOCATION ON
7140 MAIN STREET
 TOWN OF CLIFTON
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' AUGUST 16, 201



CASE NAME: **ALTEIRA SURVE**
 11350 RANDOM HILLS F
 FAIRFAX, VIRGINIA
 TEL. NO. 703-520
 INBOX@ALTERASURV

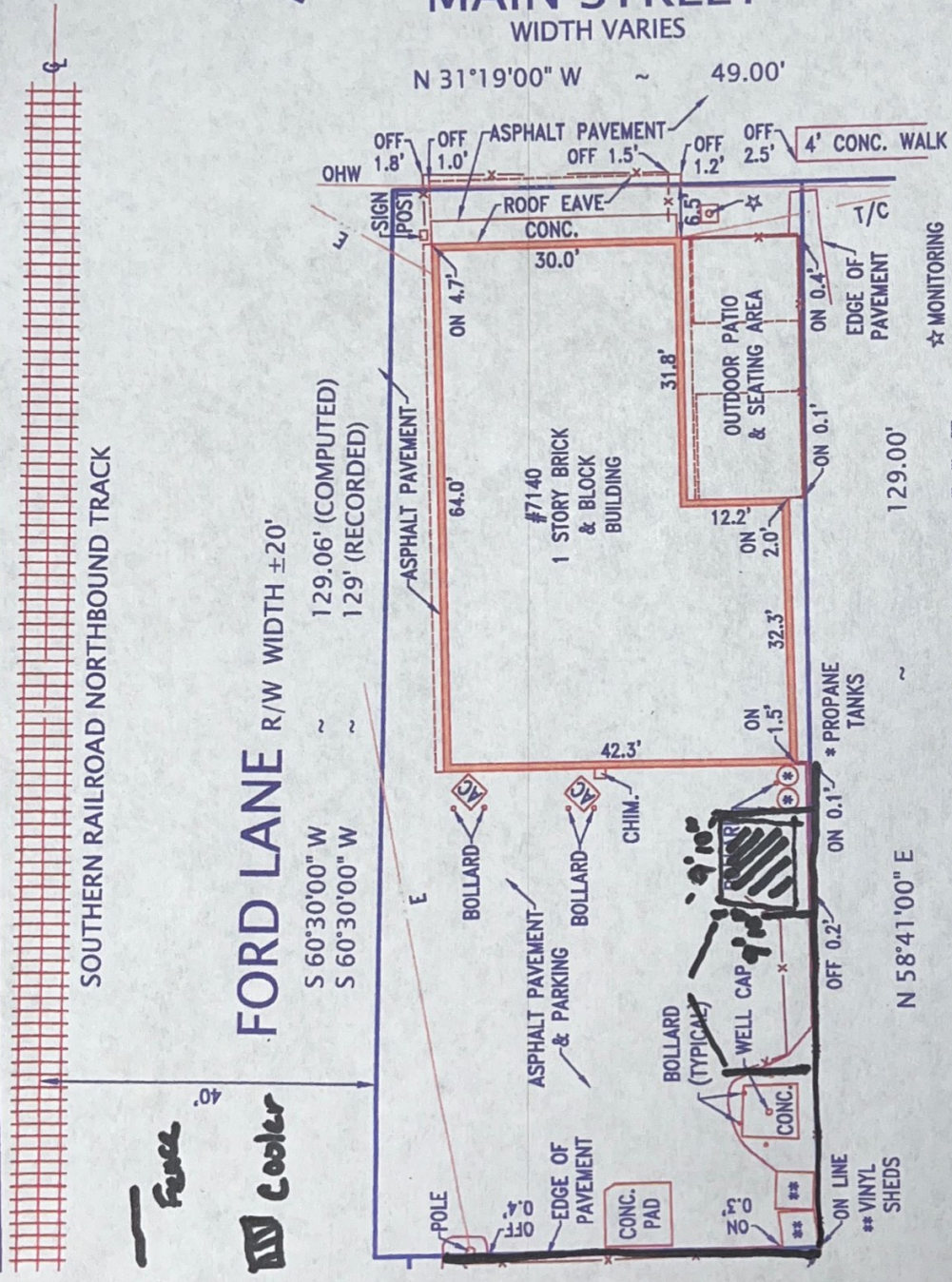
ORDERED BY: **MCNAMARA ENTERPRISES, INC.**

COMMERCIAL TITLE GROUP

RECORD NORTH

MAIN STREET
 WIDTH VARIES

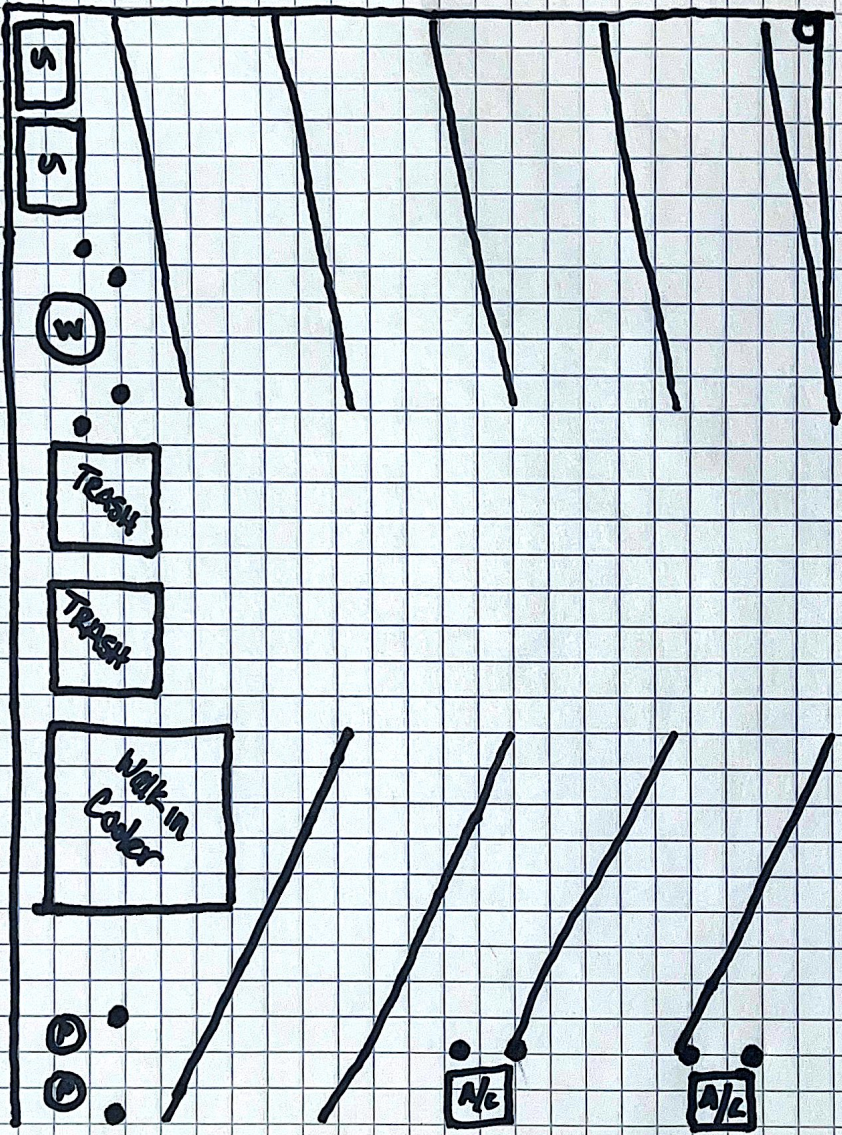
N 31°19'00" W ~ 49.00'

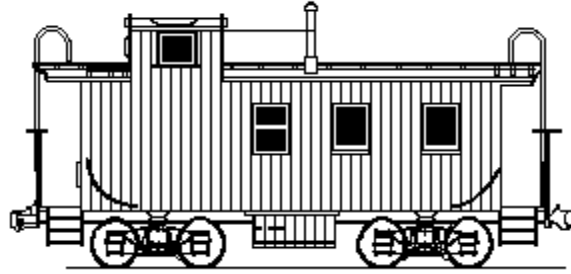


CLIFTON CAFE REALTY, LLC

OF THE EXISTING HAS BEEN ESTABLISHED INSTRUMENT SURVEY OTHERWISE SHOWN THERE ENCROACHMENTS.

WITHOUT THE BENEFIT OF T. THIS PLAT IS SUBJECT TO AND EASEMENTS OF RECORD AND NO CORNER MARKERS SET.





**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, SEPTEMBER 26, 2023, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124**

Order of Business:

1. Residential Application:
 - a. 12722 Chestnut Street | Preliminary Use Permit for Construction.
2. Non-Residential Applications:
 - a. 12644 Chapel Road | Quinta Properties, LLC.
 - b. 12644 Chapel Road | Sun Design Remodeling Specialists Inc.
3. Civil Penalties – Update.
4. Comprehensive Town Plan – Update.
5. Approve July 25, 2023 Meeting Minutes.
6. Adjournment.