TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7137B Main Street Clifton, VA 20124			**Date: [Month / Year]** January 2022	
1. Type of Permit:	☐ Construction ☐ Preliminary Site Plans Attached	☒ Commercial ☒ Office ☐ Retail	☐ Residential	☐ Home Business (Code 9-19.c1)
	☐ Special Use ☐ Restaurant ☐ Bed & Breakfast ☐ Multi-Family	☐ Subdivision (Code Chapter 10)	☐ Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	☐ Public Use
2. Name of Applicant: **Mailing Address:**	Rios Partners 1777 N Kent St, Suite 400 Arlington, VA, 22209			
Phone: **Email Address:**	915-238-6884; 240-444-2511 joshua.riojas@riospartners.com; zachary.osborne@riospartners.com			
3. Name of Property Owner (if different): **Mailing Address:**	Town of Clifton PO Box 309 Clifton, VA 20124			
4. Name of Business / Organization:	Rios Partners, LLC.			
5. Owner of Business / Organization:	Joshua Riojas, Zachary Osborne			
6. Tax Map Number: 0754 02 0010				
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.	☐ Plat Attached			

8. Attach Floor Plan to Scale (non-residential & home business):	☐ Floor Plan Attached			
9. Zoning District of Premises:	☐ Residential (Code 9-19) ☐ Church, Park, Community Building	☒ Commercial (Code 9-21)	☐ Agricultural (Code 9-20)	☐ Industrial (Code 9-22)
	☐ Community Open Space & Recreation (COSR) (Code 9-23A)		☐ Low Impact Commercial (Code 9-23B)	

10. Describe Purpose of Application:

Adding Rios Partners to use of 7137B Main St

10. If Commercial, Home Business, Agricultural or Industrial:

11. Describe Operation:
Commercial office will be used to conduct diversified management consulting with government, non-profit, and private sector clients.

11.a. If Non-Residential - Office Use: 690 **SF or Retail/Restaurant Use:** _____ **SF**

11.b. Days &Hours of Operation (include special events): Monday-Friday 7:00am-6:00pm

11.c. Number of Employees on Site at any One Time: 4

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: $ 75
(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) _____ 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: Joshua Rojas DATE: 05 / 23 / 2022

PROPERTY OWNER SIGNATURE: _____ DATE: 9/7/2022

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: $_____

□ APPROVED □ DISAPPROVED

PLANNING COMMISSION: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____

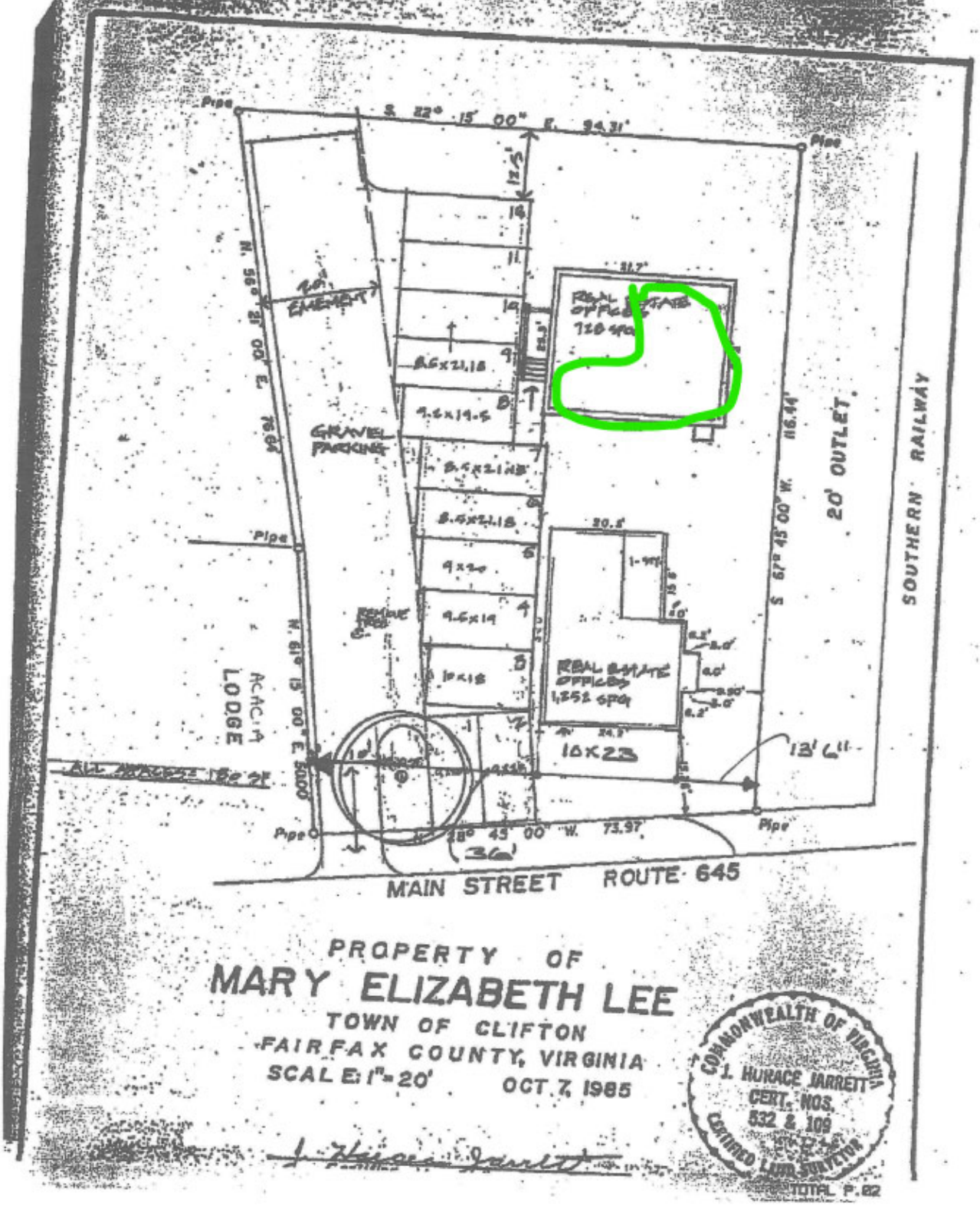
□ APPROVED □ DISAPPROVED

TOWN COUNCIL: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____



PROPERTY OF
MARY ELIZABETH LEE
TOWN OF CLIFTON
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' OCT. 7, 1985

COMMONWEALTH OF VIRGINIA
J. HORACE JARRETT
CERT. NOS.
532 & 109
CERTIFIED LAND SURVEYOR

J. Horace Jarrett

Parking Tabulation for Commercial Uses*

Applicant: Helmer for Virginia & George Barker

Name and Address of Property: Pink House: 7137-B Main Street

Date: January 7, 2020

Use: Commercial Office

Total Gross Floor Area of Building: N/A_____SF

Total Net Floor Area of Building: 690_____SF

UNIT #	TENANT	NET FLOOR AREA	NUMBER OF EMPLOYEES	NUMBER OF SEATS, IF APPLICABLE	PARKING SPACES REQUIRED	USE PERMIT APPROVAL DATE
A	Belle Jar	1,100	Retail	N/A	6	9-1-2015
B	Helmer-Barker	690	Office	N/A	3	1-7-2020
TOTAL					9	

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Total Parking Spaces Required: 9

Total Parking Spaces Available: 11

Number of Loading Spaces: 0

Number of Handicap Spaces: 0

*All uses/tenants in the building must be included in this tabulation.