TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7140 Main Street			**Date: [Month / Year]** 9/2022	
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: Kevin McNamara **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 McNamara **Mailing Address:** 4946 Wyndham Creek Ct. Fairfax VA 22030				
4. Name of Business / Organization: The Main Street Pub				
5. Owner of Business / Organization: from: McNamaras Enterprises Judy McNamara			To: McNamara Hollowell LLC Kevin McNamara Chris Hollowell	
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.			☒ 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:

Transfer of ownership
use permit to stay the same

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

11. Describe Operation:

Transfer of ownership from McNamara enterprises to McNamara Holloway LLC

11.a. If Non-Residential - Office Use: _____ **SF or Retail/Restaurant Use:** 2284 **SF**

11.b. Days &Hours of Operation (include special events): 7 days a week 7am - 12am

11.c. Number of Employees on Site at any One Time: 6

11.d. Number of Seats (Restaurant/Church): Total: 53. **If applicable, provide number of seats located Inside:** 33 **and; Outside:** 20

11.e. Gross Floor Area (GFA) of Building or /Premises: 2284 **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: 19 (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): 19

11.h. Gross Floor Area of Dwelling (Home Business Only): _____ **SF**

12. Application Fee Enclosed:

(Fee schedule in Filing Instructions) $ 75.00

*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: _____ DATE: 9/13/2022

PROPERTY OWNER SIGNATURE: _____ DATE: 9/13/2022

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: $_____

□ APPROVED □ DISAPPROVED

PLANNING COMMISSION: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____

□ APPROVED □ DISAPPROVED

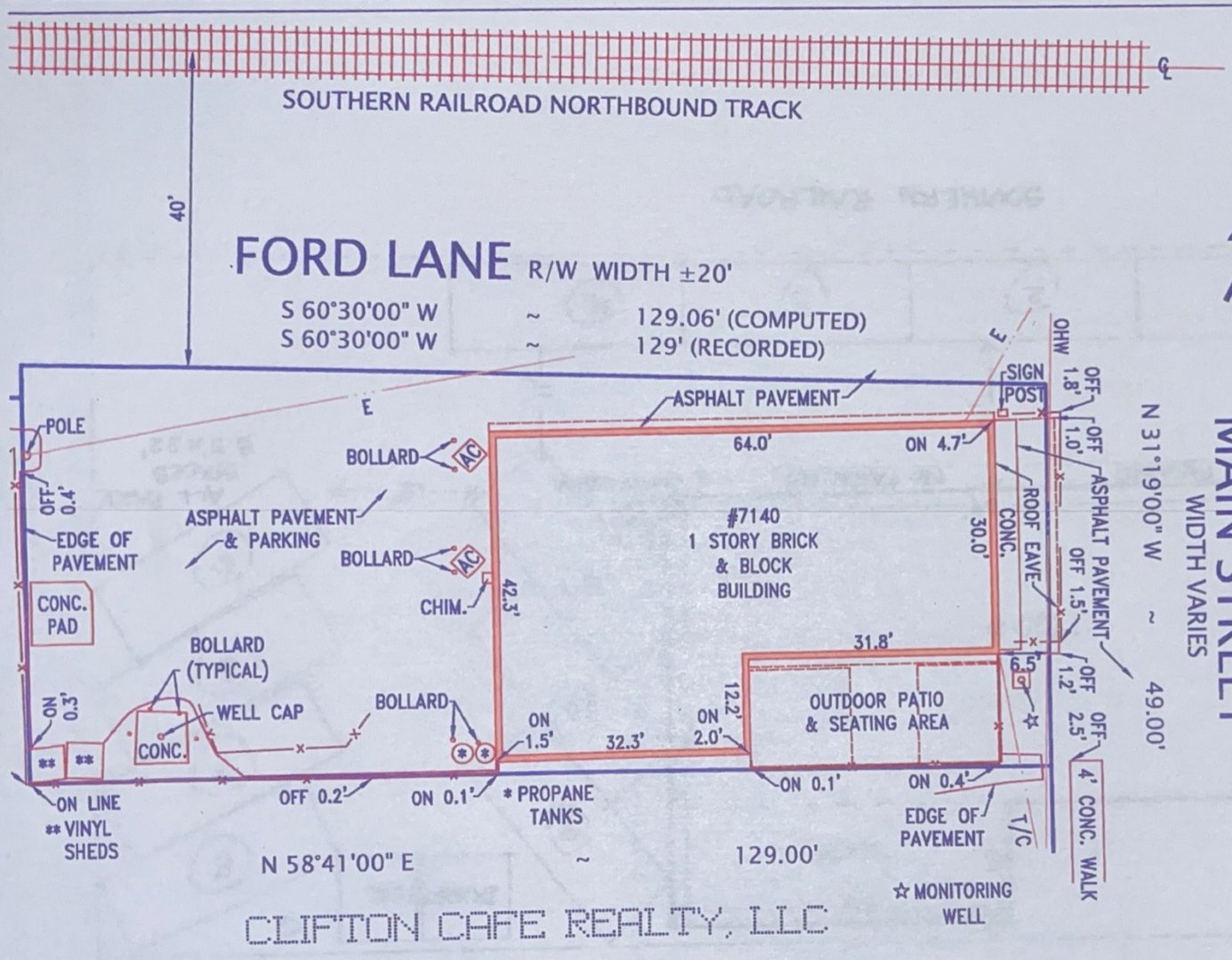
TOWN COUNCIL: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

_____

_____

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



CLIFTON CAFE REALTY, LLC

COMMONWEALTH OF
PATRICK A. EC
LIC. NO. 264
08/17/17
LAND SURVE

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

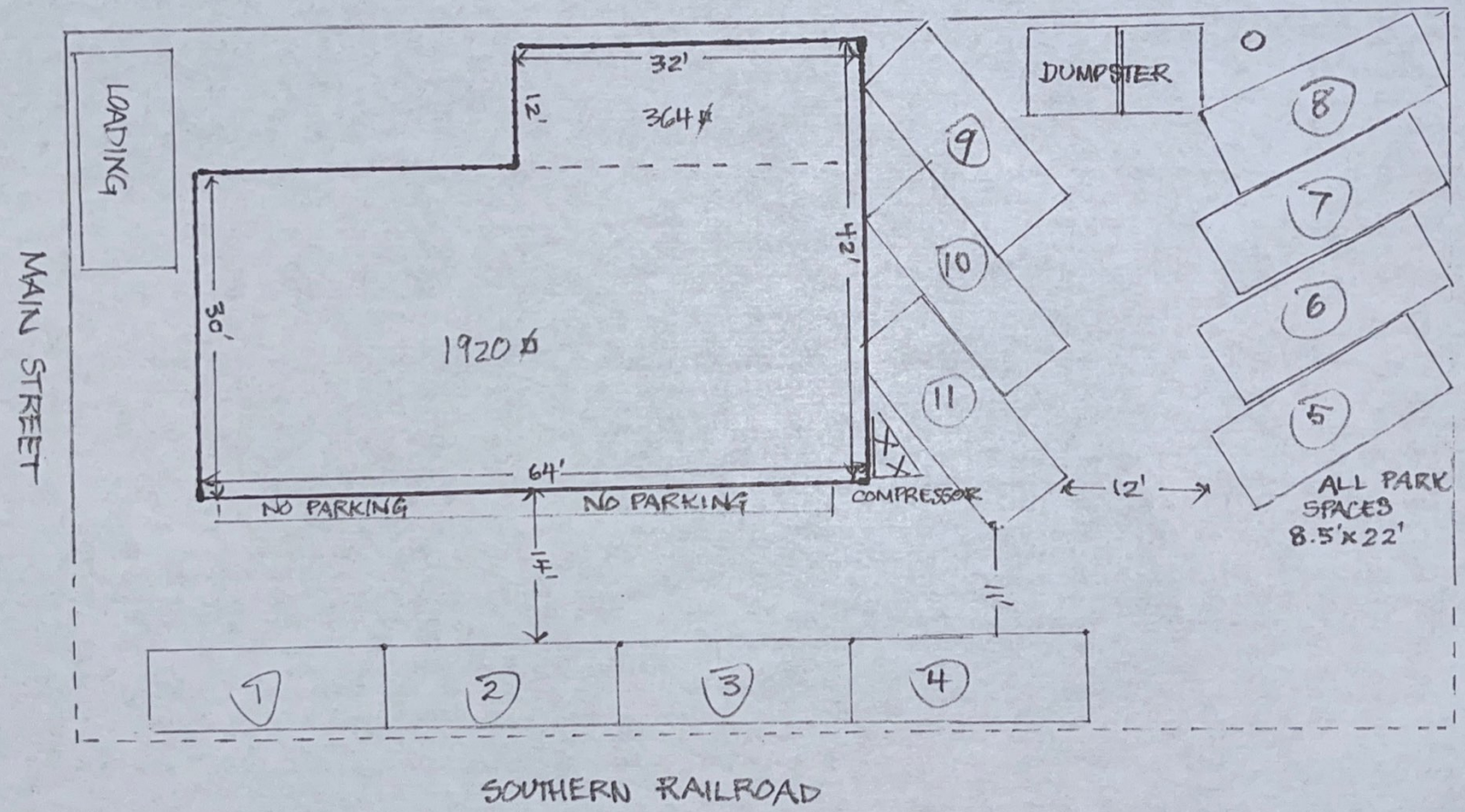
GRAPHIC SCALE
0 20 40

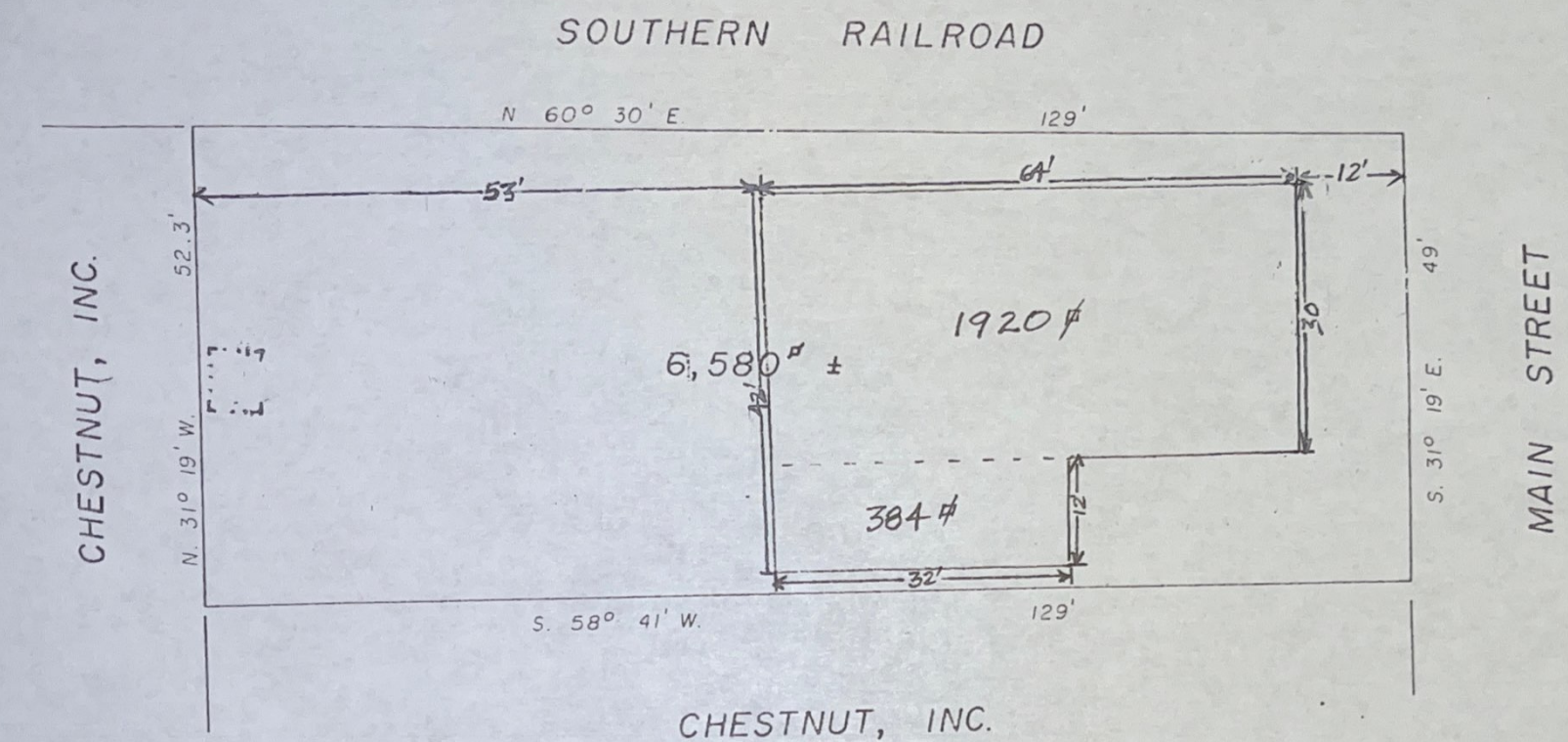
OF THE EXISTING
HAS BEEN ESTABLISHED
INSTRUMENT SURVEY
THERWISE SHOWN THERE
E ENCROACHMENTS.

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

CASE NAME:
MCNAMARA ENTERPRISES, INC.
ORDERED BY:
COMMERCIAL TITLE GROUP

ALTERRA SURVE
11350 RANDOM HILLS R
FAIRFAX, VIRGINIA
TEL. NO. 703-520
INBOX@ALTERRASURV


LOADING
MAIN STREET
32'
12'
364 ∅
42'
30'
1920 ∅
64'
NO PARKING
NO PARKING
COMPRESSOR
14'
11'
12'
DUMPSTER
1
2
3
4
5
6
7
8
9
10
11
ALL PARK SPACES 8.5'x22'
SOUTHERN RAILROAD


SOUTHERN RAILROAD
N 60° 30' E
129'
53'
64'
12'
52.3'
49'
CHESTNUT, INC.
N. 31° 19' W.
S. 31° 19' E.
MAIN STREET
1920 #
6,580 # ±
30
42'
384 #
12
32'
S. 58° 41' W.
129'
CHESTNUT, INC.

N

SCALE. 1" 20'

PARKING AGREEMENT

This Parking Agreement, dated as of March 1, 2015 (this "Agreement") is entered into between Acacia Lodge No. 16, A.F. & A.M. (the "Lodge") and McNamara Enterprises, Inc., d/b/a The Clifton Store, The Main Street Pub and A Flower Blooms in Clifton (the "User").

WHEREAS, the User has requested the Lodge to permit up to eight parking spaces located on property owned by the Lodge at 7135 Main Street, Clifton, Virginia (the "Property") to be used by employees of the User at times that are not in conflict with uses scheduled by the Lodge, for a period commencing March 1, 2015 and ending on December 31, 2016 (the "Period").

WHEREAS, the Lodge has agreed to permit up to eight spaces to be so used by employees of the User on the terms specified in this Agreement.

NOW, THEREFORE, the Lodge and the User hereby agree as follows:

1. The User is authorized to use up to eight parking spaces on the Property, indicated on the attachment as items 1-8 (together, the "Spaces"), not earlier than 6 a.m. or later than 2 a.m. on dates and at times during the Period which are not identified as dates and times for activities on the Property by the Lodge or other organizations (the "Permitted Times") on the web site of the Lodge, **www. acacia16.org**, under the tab entitled Calendar (the "Calendar"). The User acknowledges that, whether or not an activity appears on the Calendar, the Spaces are not permitted to be so used (i) on and after 5 p.m. on the first Thursday of each month, (ii) on and after 5 p.m. on each date on which a Masonic ceremonial degree (i.e. EA Degree, FC Degree, MM Degree) appears on the Calendar, (iii) on and after 6 p.m. on the last Tuesday of each month, and (iv) any date on which an event is held in the Town of Clifton, Virginia that causes the streets to be closed (i.e. Clifton Day, Clifton Car Show) (the "Excluded Periods").
2. If activities (other than during the Excluded Periods) appear on the Calendar, the User may contact the Lodge by email at **www.Master@Acacia16.org** to inquire if any of the Spaces may be available for use by the User, and the User will refrain from using any of the Spaces during that portion of the Permitted Times during which activities are indicated on the Calendar to be held on the Property unless notified otherwise by the Lodge.
3. In consideration of the User's right to use the Spaces during the Permitted Times for the Period, the User hereby agrees to pay, and the Lodge agrees to accept, $130 for each month during the Period.

IN WITNESS WHEREOF, the parties have executed this Agreement as of March 1, 2015.

ACACIA LODGE NO. 16, A.F. & A.M.

By: _____
Dwight Nichols, Worshipful Master

McNAMARA ENTERPRISES, INC.

By: _____
Name/Title: