USE PERMIT
TOWN OF CLIFTON, VIRGINIA

2.	Name of Applicant:	Judy McNamara / Tom McNamara
3.	Owner of Property:	McNamara Enterprises, Inc.
4.	Name of Business / Organization:	The Main Street Pub / The Clifton General Store / retail
5.	Owner of Business / Organization:	McNamara Enterprises, Inc.
6.	Address of Premises:	7140 Main St.
7.	Tax Map Number:	75-4-2-31
8.	Attach Copy of Plat for Property:	Plat Attached
9.	Attach Floor Plan (All Non-Residential and Home Business):	Floor Plan Attached
10.	Zoning District of Premises:	Commercial
1.	Type of Use:	Non-Residential Special Use Permit -- Restaurant
11.	Purpose of the Application:	Amend Use Permit to show number of employees, square footage, number of parking spaces and off-site parking for employee parking.
12.	If Commercial, Home Business, Agricultural or Industrial:	Commercial: Special Use Permit – Restaurant, also, Retail
12.1	Operation Description:	Restaurant / Retail
12.2	Number of Employees:	No more than six (6) employees on site during peak hours
12.3	Hours of Operation:	General hours of 7AM until midnight seven days a week (except for special events);
12.4	Number of Client visits per Day:	175 - 200
12.5	Square Footage (sqft) of Premises:	2,284; use of 450 sqft of the premises as retail space for a store
12.6	Number of Seats:	Total of 53 seats, either inside or outside
12.7	Number of Off-street Parking Spaces Available	
12.8	Number of Off-street Parking Spaces Required:	

# Parking Spaces Required		Seat-to-Spot Ratio	Seats	Assigned
7	Patron On-site	6:1	42	Aug 2010
3	Patron On-site	4:1	11	May 2015
3	Employee Off-site		53	
2	Retail Off-site			
15	Total Parking Spaces			
+ 1	Loading Space at front			
# Parking Spaces Available				
11	On-site			
8	Off-site Acacia Lodge			
19				

Specific Restrictions:

- No more than four special events per year, to extend the hours for the special events until 2:00 a.m. and no more than one such special event in any one month;
- Continuance of the previous requirements for no outdoor music;
- Continuance of the previous allowance for the sale of wine, beer and mixed beverages;
- All employees need to park off site.
- In the event the off-site parking agreement expires or is terminated, the allowable parking spaces for applicant without use of the off-site parking agreement is only 11 parking spaces, in which case the total number of seats will be reduced to 36 seats, with 6 employees at peak times and the retail space of 450 square feet.
- Granting of this special use permit and compliance with the required number of parking spaces is based on the parking agreement between the Acacia Lodge and the applicant, which allows the use of 8 parking spaces at the Acacia Lodge to be used by the applicant, provide that the parking agreement indicating the same number of 8 allowable spaces to be used by the applicant must be filed each year with the Town Clerk and Chair of the Planning Commission.
- In the event that such parking agreement between the Acacia Lodge and the applicant is not filed as set forth immediately above, and the applicant does not submit a request for an amended special use permit providing for either reduced seating or additional parking spaces available to applicant, this existing special use permit will be deemed to be immediately revised to allow a total of only 36 seats, 6 employees at peak times, and retail space of 450 square feet.

Fee Enclosed: $25

The above use is found to be in conformity with the provisions of the Clifton Town Ordinances.

On the serving of notice by the Town Council of any violation of any such provisions or requirements with respect to any building or the use thereof, or the use of the land, this Use Permit shall become null and void as provided in the Clifton Town Ordinances, Chapter 1, Section 16 and Chapter 9, Section 14 and a new Use Permit shall be required for any further use of such building or land.

(Town Seal)

Approved by: _____
William Hollaway, Mayor

Number Prior Use Permits:	3
Date of Prior Use Permits:	• Aug 2010 • Dec 2008 • Apr 2008

Date: May 5, 2015

Town Council Approval Date

Date of Planning Commission Recommendation
Date of Public Hearing (s)
Planning Commission
Town Council