

TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12648 Water Street		Date: [Month / Year] January, 2026		
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 10-58)	☐ Public Use
2. Name of Applicant: Paula Sampson Mailing Address: 12648 Water Street, Clifton VA 2 Phone: (703) 606-0764 Email Address: paula@sampson@gmail.com				
3. Name of Property Owner (if different): Mailing Address:				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 16 0008				
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 9-15)

☐ Commercial
(Code 9-21)

☐ Agricultural
(Code 9-25)

☐ Industrial
(Code 9-22)

☐ Church, Park,
Community
Building

☐ Community Open Space &
Recreation (CDSR)
(Code 9-23A)

☐ Low Impact
Commercial
(Code 9-23B)

10. Describe Purpose of Application: Construction of a 550 s.f. garage adjacent to the existing house. Set backs are 22 feet from front property line, 12 feet on east side, 297 feet from rear. The garage does not abut the north side. The existing driveway and parking area will remain, but a 40 extension will be added.

10. If Commercial, Home Business, Agricultural or Industrial: N/A

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

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: *Paul Johnson*

DATE: 1-15-26

PROPERTY OWNER SIGNATURE: *same*

DATE: _____

FOR TOWN USE ONLY

RECEIPT DATE: _____

DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

☐ APPROVED

☐ DISAPPROVED

PLANNING COMMISSION: _____

SIGNATURE

PRINT

CONDITIONS: _____

☐ APPROVED

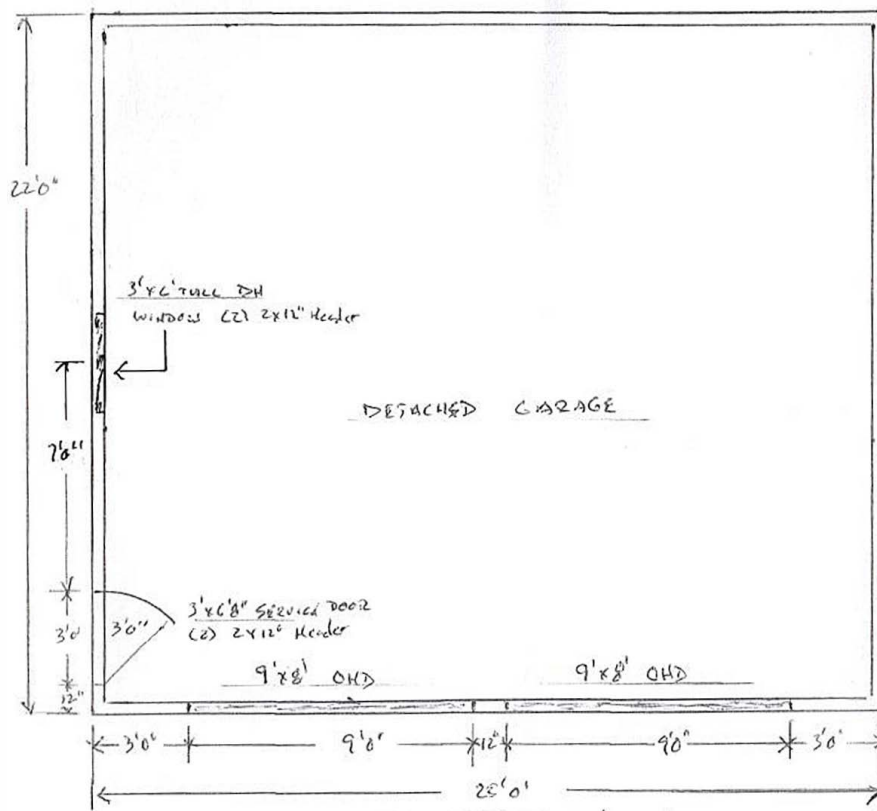
☐ DISAPPROVED

TOWN COUNCIL: _____

SIGNATURE

PRINT

CONDITIONS: _____

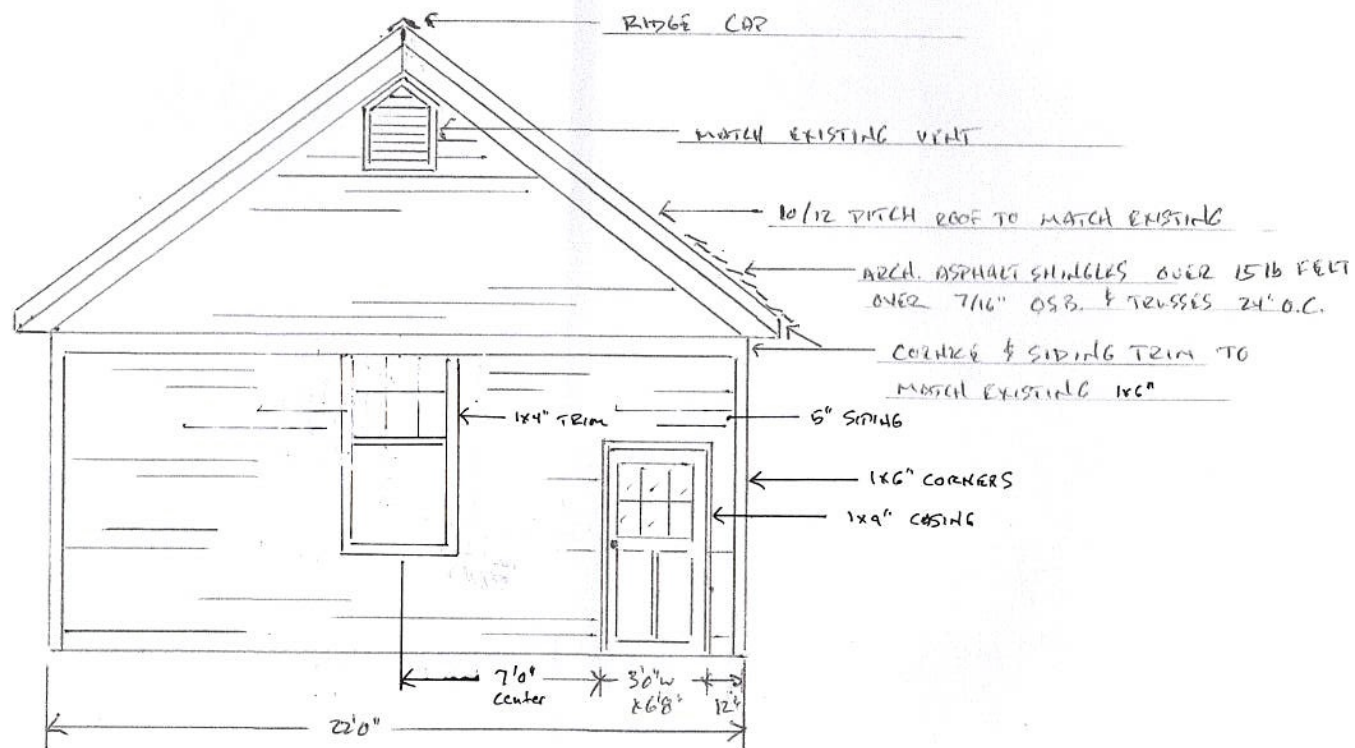


(2) 11 7/8" x 2.0 LVL's x 25'

FLOOR PLAN

1/4" = 1'

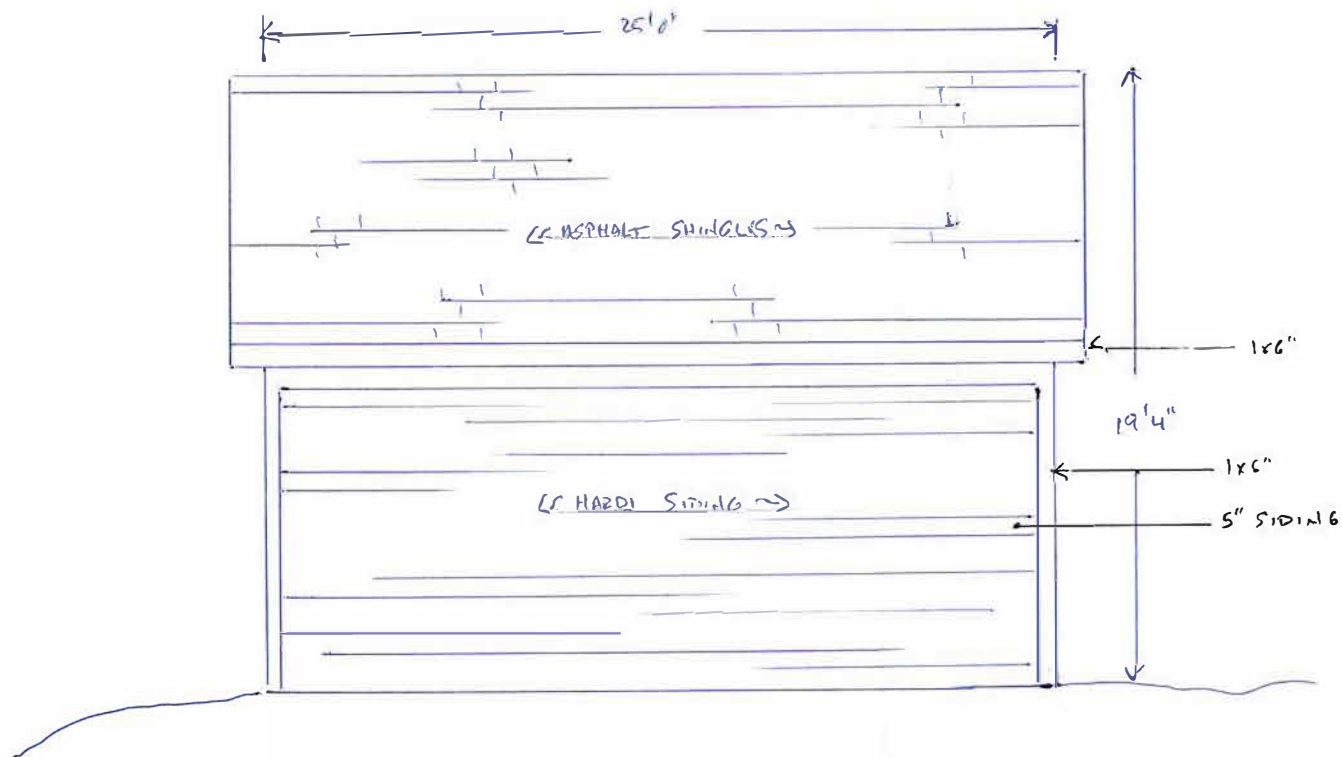
PAID 5/15/2021 12/15/21 Under St. Cliffs Va. 20124
 Drawn By: Chris Sadeghian, Carpenter
 13228 Doris Head Pl, Fairfax Va 22030
 Code 2021 ICC
 703-830-6103
 #1



LEFT SIDE VIEW

1/4" = 1'

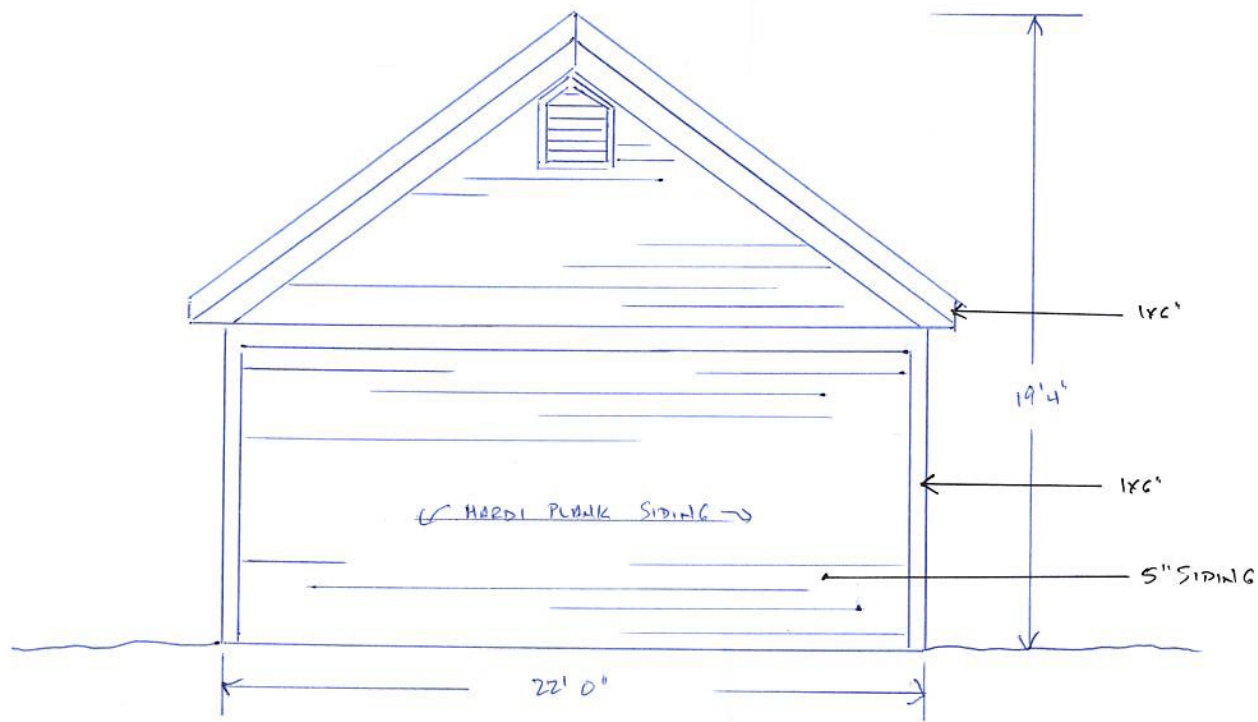
PAULA SHAYSAL, 12646 Weber St. Clifton, NJ 07011
 #3



REAR VIEW

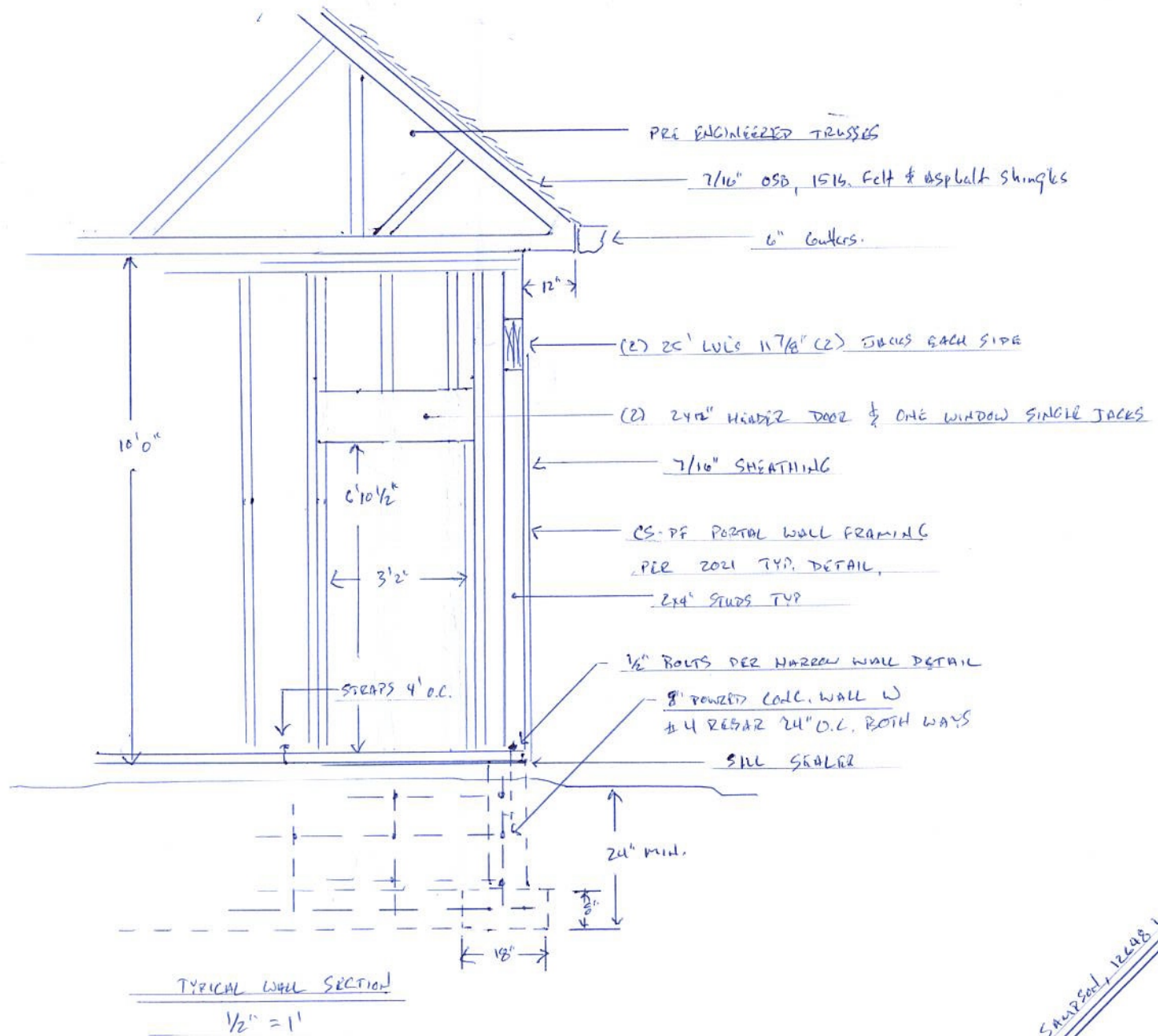
$$\frac{1}{4}" = 1'$$

Paula Samson, 12648 Under St. Cliffs, Va 20124
#4

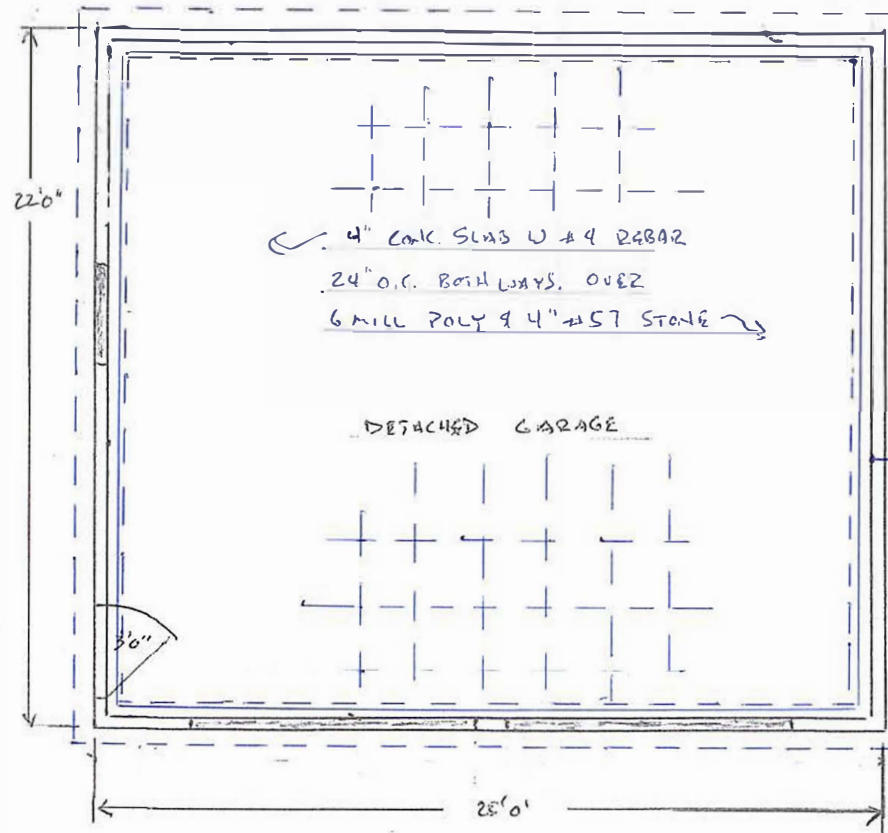


RIGHT SIDE VIEW
 $\frac{1}{4}" = 1'$

POWELL STREET, 12408 W. 12th St. Culverton, Va. 22024
 #5



PAUL SAMPSON, 12208 Water St. Clifton, Va 20124
 #6



4" CONC. SLAB W #4 REBAR
24" O.C. BOTH WAYS, OVER
6 MILL POLY & 4" #5 STONE

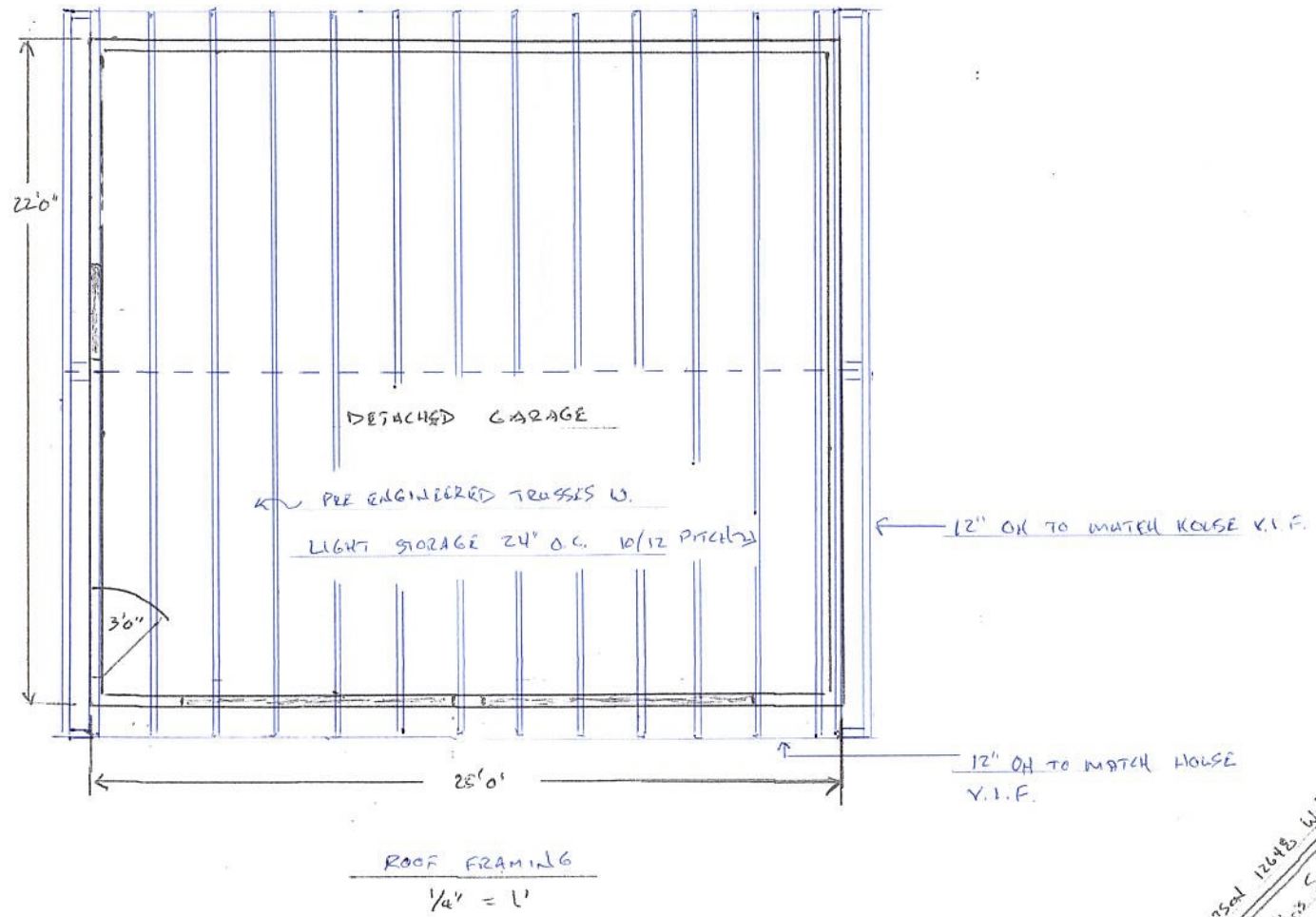
DETACHED GARAGE

8" POWERED CONC. FOUNDATION WALL
#4 REBAR 24" O.C. BOTH WAYS

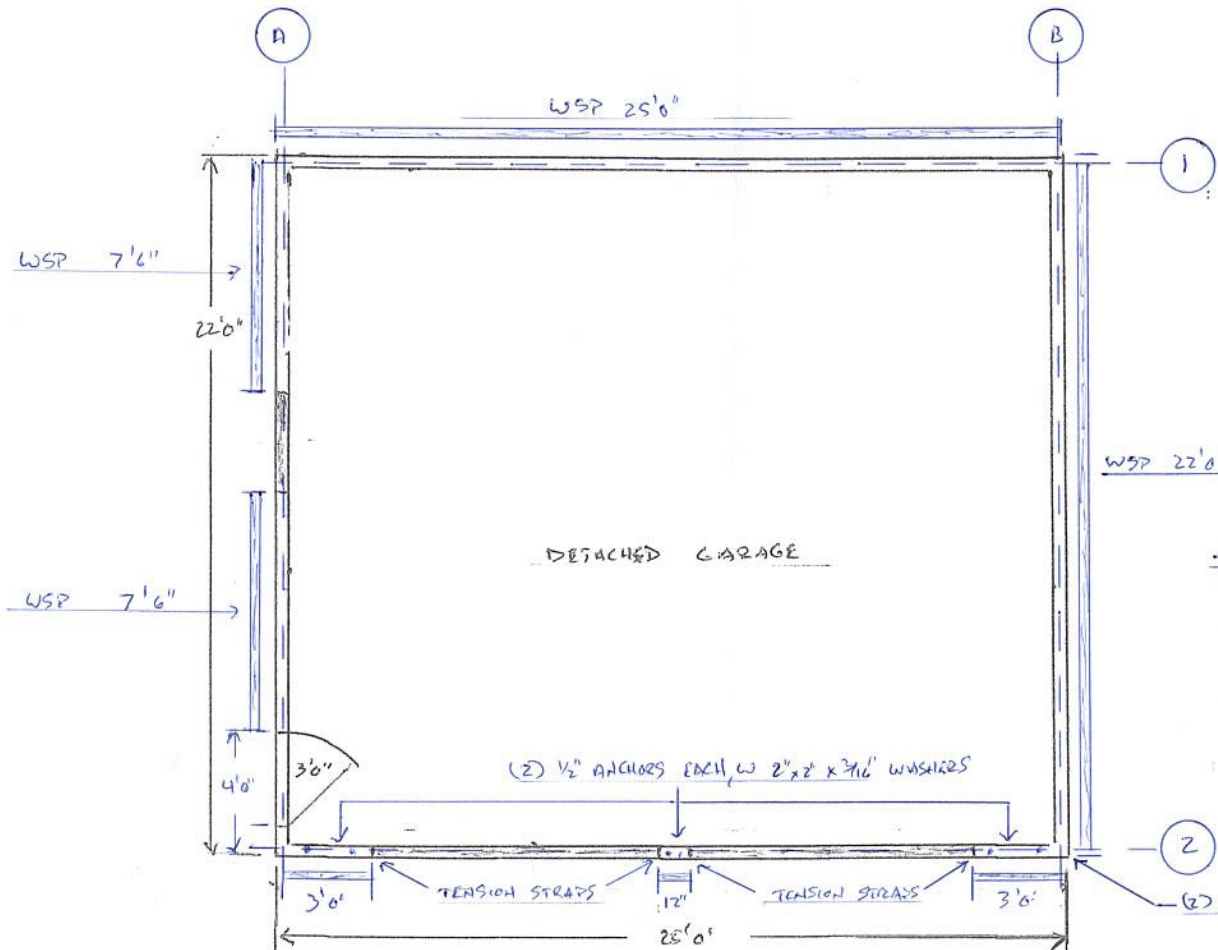
8" x 18" CONC. FOOTING (2) #4 REBAR

FOUNDATION PLAN
1/4" = 1'

Prepared by: Chris Sodergren, Carpenter
12226 Repas Hill Rd, Fairfax Va 22034
603-2021-100
703-830-6103
#7



Project Schematic 1204B Water St. Clifton, Va. 20124
 Design By: Chris Sodergreen, Contractor
 1226 Poplar Hill Rd. Fairfax, Va. 22031
 Code 2021 ICC
 703-830-6103
 #8



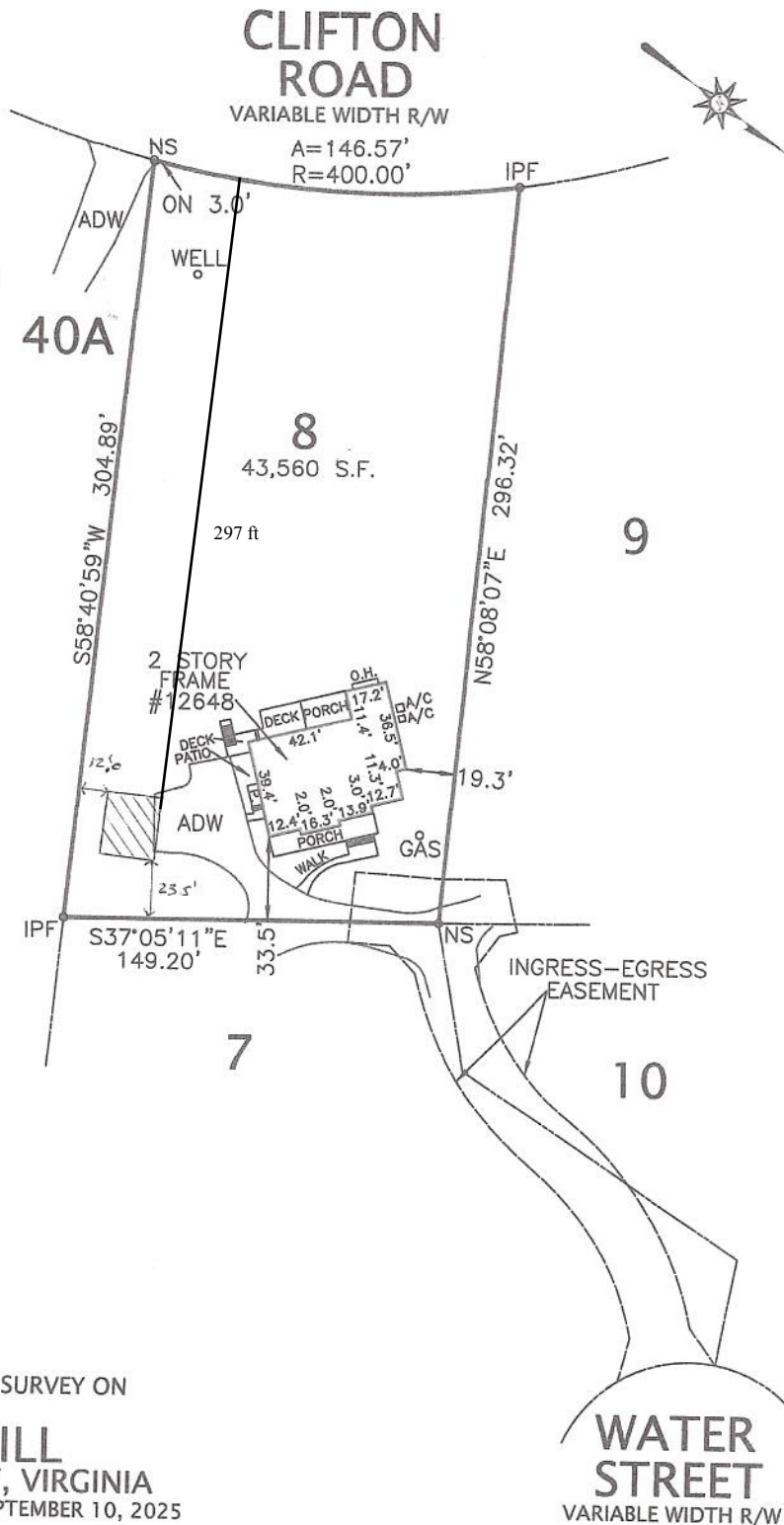
NOTES

- * CONC. FOUNDATION
- * 10' TALL 2x4" WALLS
- * OSB 7/16" SHEATHING
- * ONE STORY

Project: 12448 Water St. Clifton, NJ 07011
 Drawn By: Chris Sabersgren
 12226 Jones Hill Rd, Fairport, NY 11731
 2021 ICC
 703-830-6103
 #9

 BOUNDARY LINE
 EASEMENT
 DRIVEWAY/ROAD
 FENCING
 OVERHEAD WIRE
 STRUCTURE

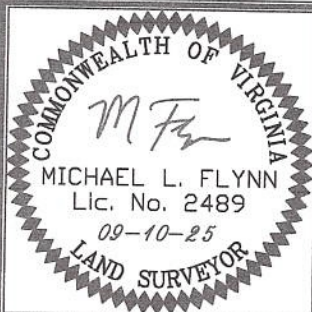
ADW-ASPHALT DRIVEWAY
A/C-AIR CONDITIONING
A/W-AREAWAY
B.E.-BASEMENT ENTRANCE
BRL-BUILDING RESTRICTION LINE
CDW-CONCRETE DRIVEWAY
CHIM-CHIMNEY
CO-CLEANOUT
CONC.-CONCRETE
DHS-DRILL HOLE SET
ENT.-ENTRY WAY
ER-ELECTRICAL RISER
F.E.-FIRE ESCAPE
FOS-FIBER OPTICS UTILITY BOX
GDW-GRAVEL DRIVEWAY
IPF-IRON PIPE FOUND
IRS- IRON ROD SET
IRF-IRON ROD FOUND
LA.-LANDING
MH-MANHOLE
N.S.-NAIL SET
PAD-CONCRETE PAD
P.-PORCH
PL.-PLANTER
PP-POWER POLE
R/W-RIGHT OF WAY
SMH-SANITARY MANHOLE
ST.-STOOP
TELE-TELEPHONE PEDESTAL
TR/TRANS-TRANSFORMER
WW-WINDOW WELL



PLAT
SHOWING LOCATION SURVEY ON
LOT 8
FROG HILL
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 60' SEPTEMBER 10, 2025

WATER
STREET
VARIABLE WIDTH R/W

GRAPHIC SCALE



BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, NO TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

REQUESTED BY:

SUN DESIGN INC

ALEXANDRIA SURVEYS, LLC

1229 GARRISONVILLE ROAD, STE #104 FAIRFAX, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266

#A25-0178