

TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12718 Chestnut Street, Clifton, VA 20124		Date: [Month / Year] April 2026		
1. Type of Permit:	<input checked="" type="checkbox"/> Construction <input checked="" type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Special Use <input type="checkbox"/> Restaurant <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Multi-Family	<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
2. Name of Applicant: Jeff + Cindy Sealy Mailing Address: 12718 Chestnut St. Clifton Phone: 703 507 1424 Email Address: jr Sealy@yahoo.com				
3. Name of Property Owner (if different): Mailing Address:				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754020051				
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 checked="" type="checkbox"/> Residential (Code 9-19)	<input 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: <i>building a patio on property</i>				
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: <i>225</i> 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: <i>0</i> (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: <i>\$ 250</i> (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: *Jeffrey / Sealy*

DATE: 4/13/26

PROPERTY OWNER SIGNATURE: *Jeffrey / Sealy*

DATE: 4/13/26

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: _____

CHESTNUT STREET

(VARIABLE WIDTH)

12.54 ROAD

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- T,E&C DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- B.R.L. DENOTES BUILDING RESTRICTION LINES
- N/F DENOTES NOW OR FORMERLY



HOUSE LOCATION SURVEY ON THE DAVID A. & THERESA M. SIMPSON PROPERTY

DEED BOOK 9150, PAGE 1975
TOWN OF CLIFTON
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP# 510186-A EFFECTIVE DATE: MAY 2, 1977
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
- 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 075-4-02-0051
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
- 7) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. SURVEY BASED ON PHYSICAL MONUMENTATION FOUND AND SURVEY BY WM. SIKES, JR.

MBH # YX0601045

SEALY / SIMPSON

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

DFT: A.M.G.

CHK: S.P.T.

NO TITLE REPORT FURNISHED

SCALE = 1" = 25'

DATE: 02/10/06

FIELD CREW: R. GRAY

JOB# 20060323



3 Proposed 3D View Rear 3
0003 SCALE: 1/8"=1'



1 Proposed 3D View Rear 1
0003



2 Proposed 3D View Rear 2
0003

Williams design group

© Williams Design Group, LLC
7261 Clifton Road Clifton, VA 20124
phone 703.657.4003
email wsd@williamsdesign.com

Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

3D Views Proposed

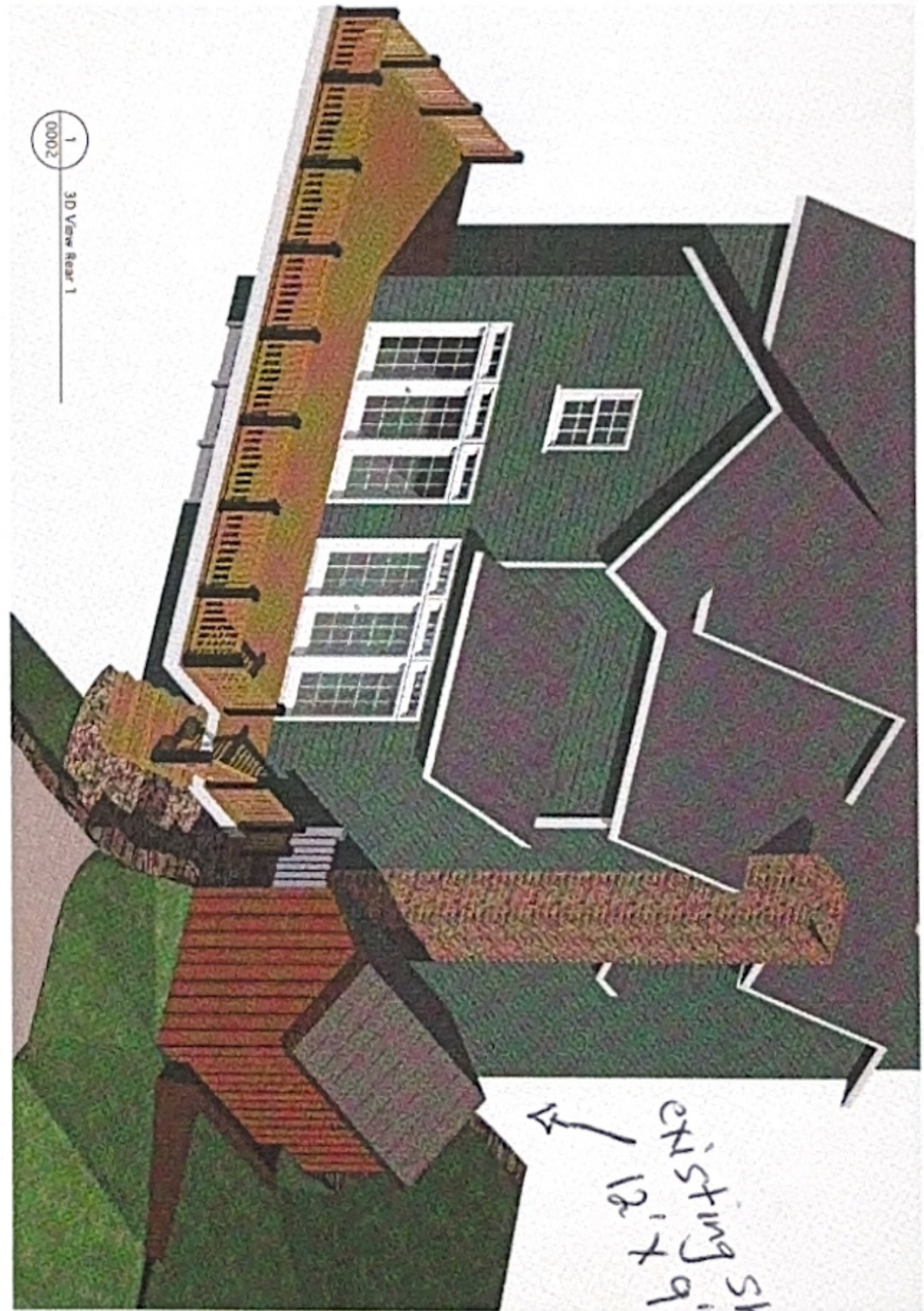
Design Scheme 2
04-06-2026

0003

3 of 5



3
0002
3D View Rear 3
SCALE: 1/8"=1'



1
0002
3D View Rear 1



2
0002
3D View Rear 2

Williams design group

© Williams Design Group, LLC
7361 Chestnut Road Clifton, VA, 20124
PHONE: 703.851.4025
EMAIL: sash@williamsdesign.com

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

Project Name	Sealy Screen Porch
Client	
Architect	Williams Design Group
Design Scheme	Design Scheme 2
Date	04-06-2026
Project No.	0002
Sheet No.	3 of 5

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Sealy Screen Porch

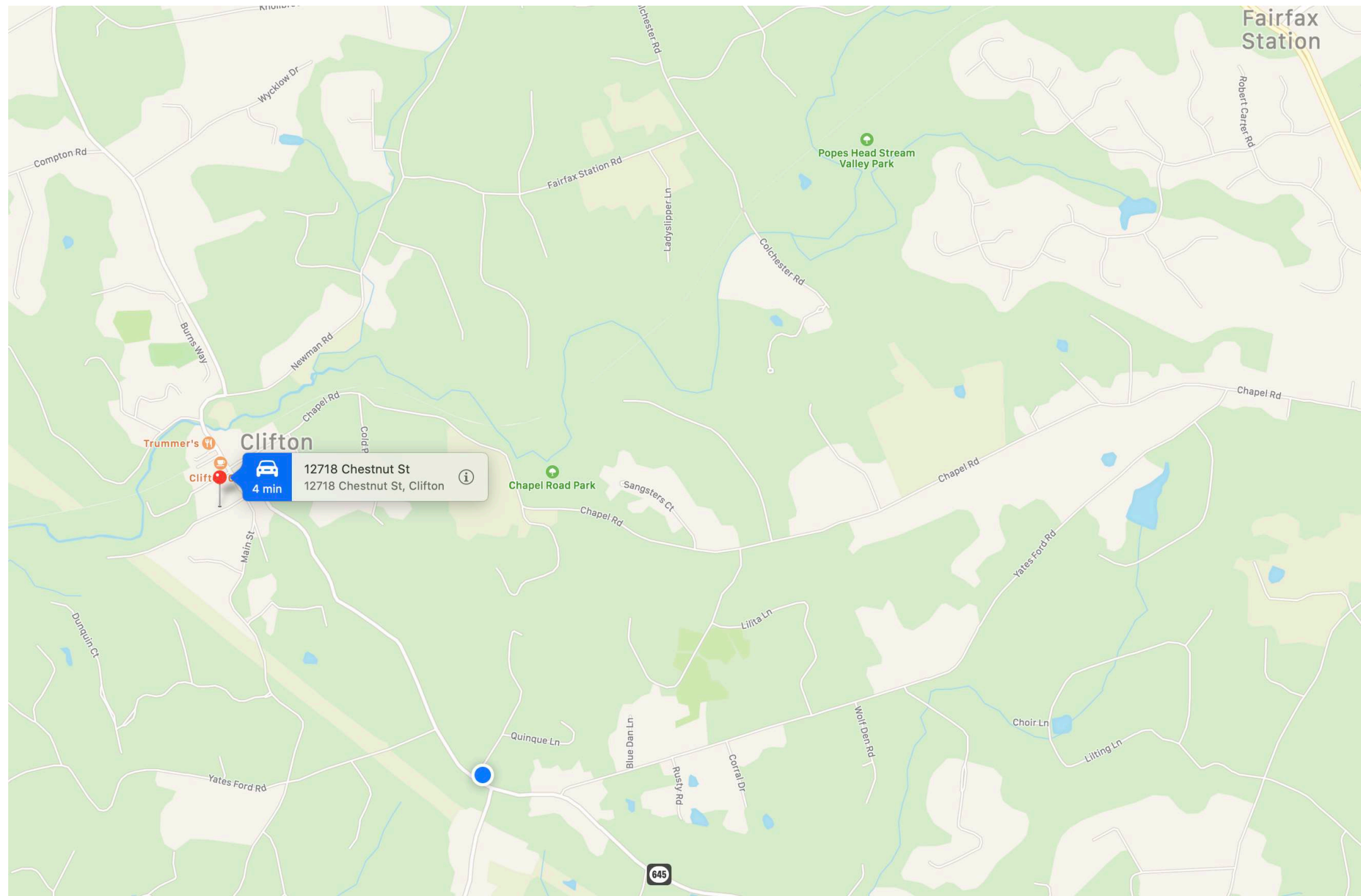
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- A003 - EXISTING ELEVATION
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- A005 - PROPOSED SECTIONS
- A006 - PROPOSED ELEVATION

PROJECT DESCRIPTION

1) Replace existing dilapidated wood shed with new 15'W x 16'D screen porch



FAIRFAX COUNTY CODE - LOCAL DESIGN LOAD CRITERIA:

The following load criteria are based on Chapter 16 of the Virginia Construction Code, Chapter 3 of the Virginia Residential Code.

MINIMUM DESIGN LIVE LOAD VALUES per Virginia Residential Code (IRC) Table R301.5:

- Exterior Balconies = 60 psf
- Decks = 40 psf
- Fire Escapes = 40 psf
- Passenger Vehicle Garages = 50 psf
- Attics Without Storage = 10 psf
- Attics With Storage = 20 psf
- Rooms Other Than Sleeping Rooms = 40 psf
- Sleeping Rooms = 30 psf
- Stairs = 40 psf
- Guardrails and Handrails = 200 PSF

Type	Criteria	
Ground snow load	25 psf	1.25 kN/m ²
Ultimate Wind Speed (V _{ult}):		
Risk Category I	105 mph	47 m/s
Risk Category II and Residential	115 mph	51 m/s
Risk Category III	120 mph	54 m/s
Frost depth	24 in.	600 mm
Earthquake spectral response acceleration	at short periods: 0.129	
For site-specific designer may obtain information from:	at 1 second period: 0.053	
	https://hazards.atccouncil.org/	
Residential Seismic Design Category	A	
Weathering probability for concrete	severe	
Termite infestation probability	moderate to heavy	
Decay probability	slight to moderate	
Ice shield underlayment required	yes	
Flood hazards (date of entry into National Flood Insurance Program)	3/5/1990	
Winter Design Temperature	17°F	-9°C
Air freezing index	<=1500°F	<=815°C
Mean annual temperature	50°F	10°C

FAIRFAX COUNTY CODE - BUILDING CODES:

Fairfax County is required to enforce the Virginia Uniform Statewide Building Code (USBC) and the Statewide Fire Prevention Code (SFPC). Both codes are administered by the Virginia Department of Housing and Community Development and reference the 2021 International Codes as published by the International Code Council.

Statewide Codes

- 2021 Virginia Construction Code (IBC) | USBC, Part I
- 2021 Virginia Existing Building Code (EBC)
- 2021 Virginia Mechanical Code (IMC)
- 2021 Virginia Plumbing Code (IPC)
- 2021 Virginia Fuel Gas Code (IFGC)
- 2020 National Electrical Code (NFPA 70) | www.nfpa.org
- 2021 Virginia Property Maintenance Code (IPMC)
- 2021 Virginia Building and Fire Code Related Regulations
- 2021 Virginia Statewide Fire Prevention Code (IFC)
- 2021 Virginia Energy Conservation Code (IECC)
- 2021 International Swimming Pool and Spa Code (ISPSA)
- 2021 Virginia Amusement Device Regulations
- 2021 Virginia Industrialized Building Safety Regulations
- 2021 Building and Related Laws Package
- 2021 Virginia Manufactured Home Safety Regulations
- 2017 ICC/ANSI 117.1 for Accessibility Standards

- 2021 Virginia Residential Code (IRC) (For Residential Projects Only)
- County publications

County Code

- Chapter 61, Building Provision
- Chapter 62, Fire Prevention Code
- Chapter 65, Plumbing and Gas Provisions
- Chapter 67.1, Sanitary Sewers and Sewage Disposal
- Chapter 117, Expedited Building Plan Review
- Chapter 109.1, Solid Waste Management
- Chapter 112.1, Zoning Ordinance
- Appendix Q, Land Development Services Fee Schedule



Sealy Screen Porch
 12718 Chestnut St.
 Clifton, VA 20124

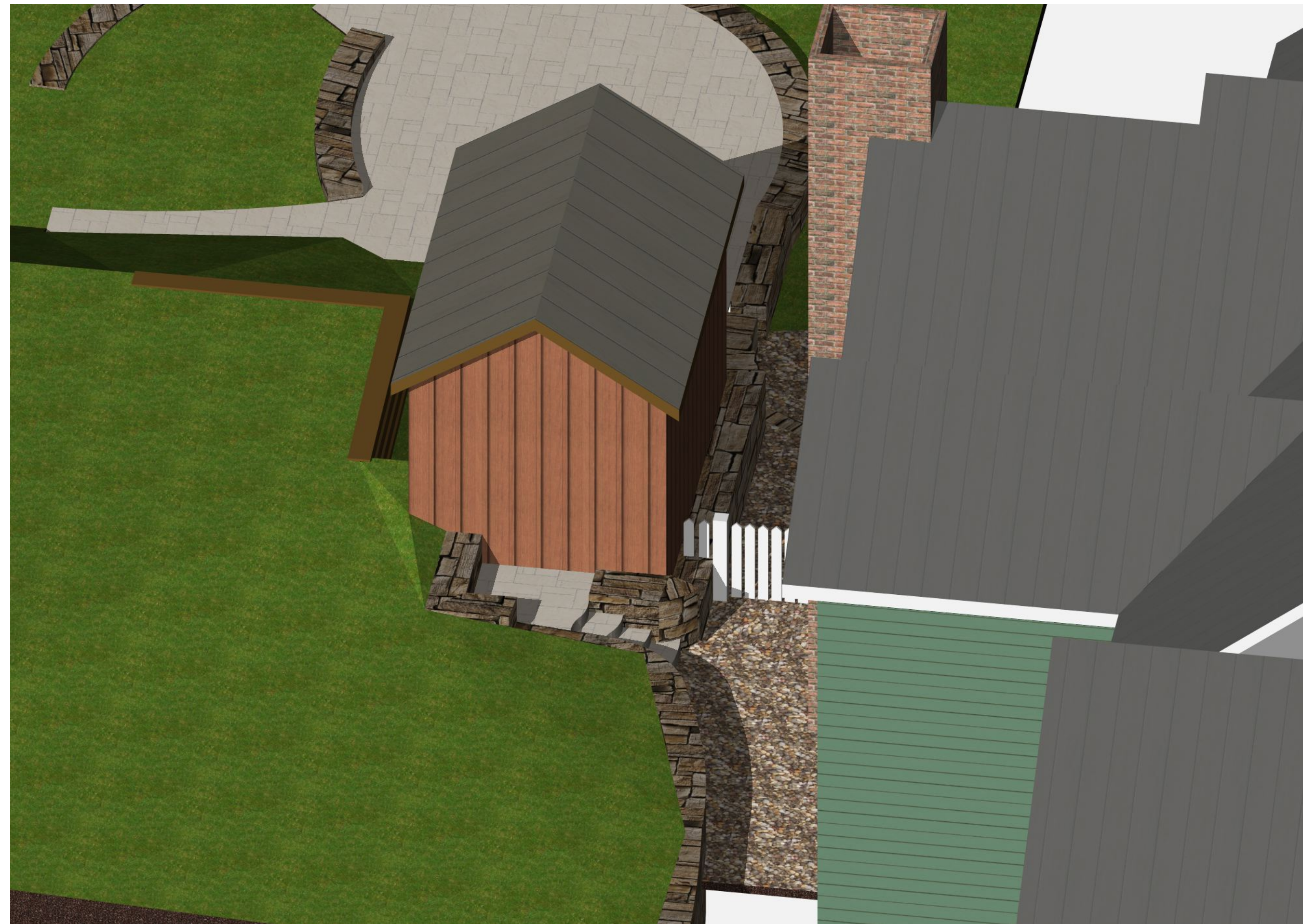
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Drawing Title:
Cover Sheet Sealy

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026	Sheet
Scale:	
Drawn:	
Chd:	
Project No.:	0001

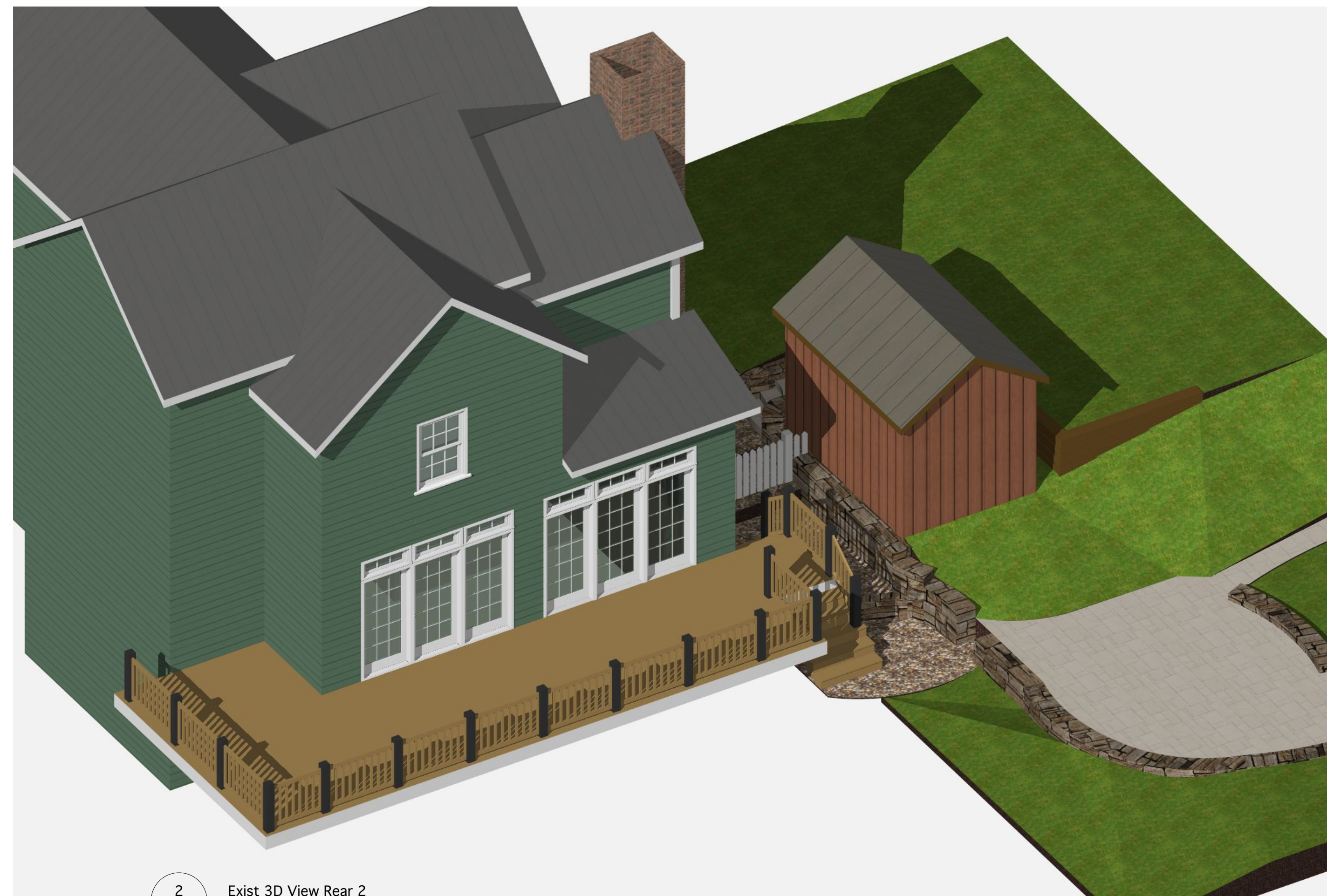
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3
0002 Exist 3D View Rear 3
SCALE: 1:0.71



1
0002 Exist 3D View Rear 1



2
0002 Exist 3D View Rear 2

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

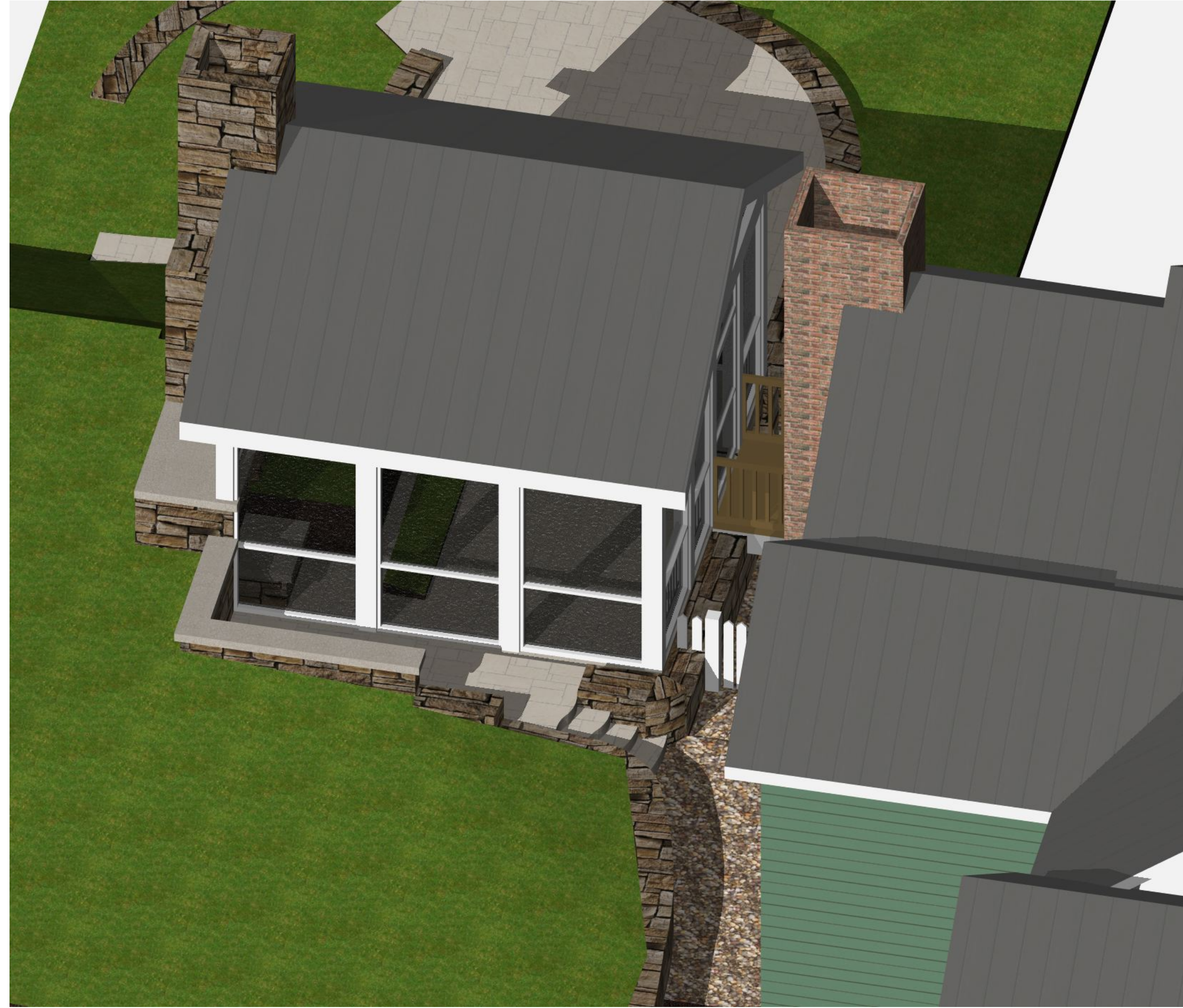
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3D Views Existing

Drawing Issue:
ARB Review Set
04-13-2026

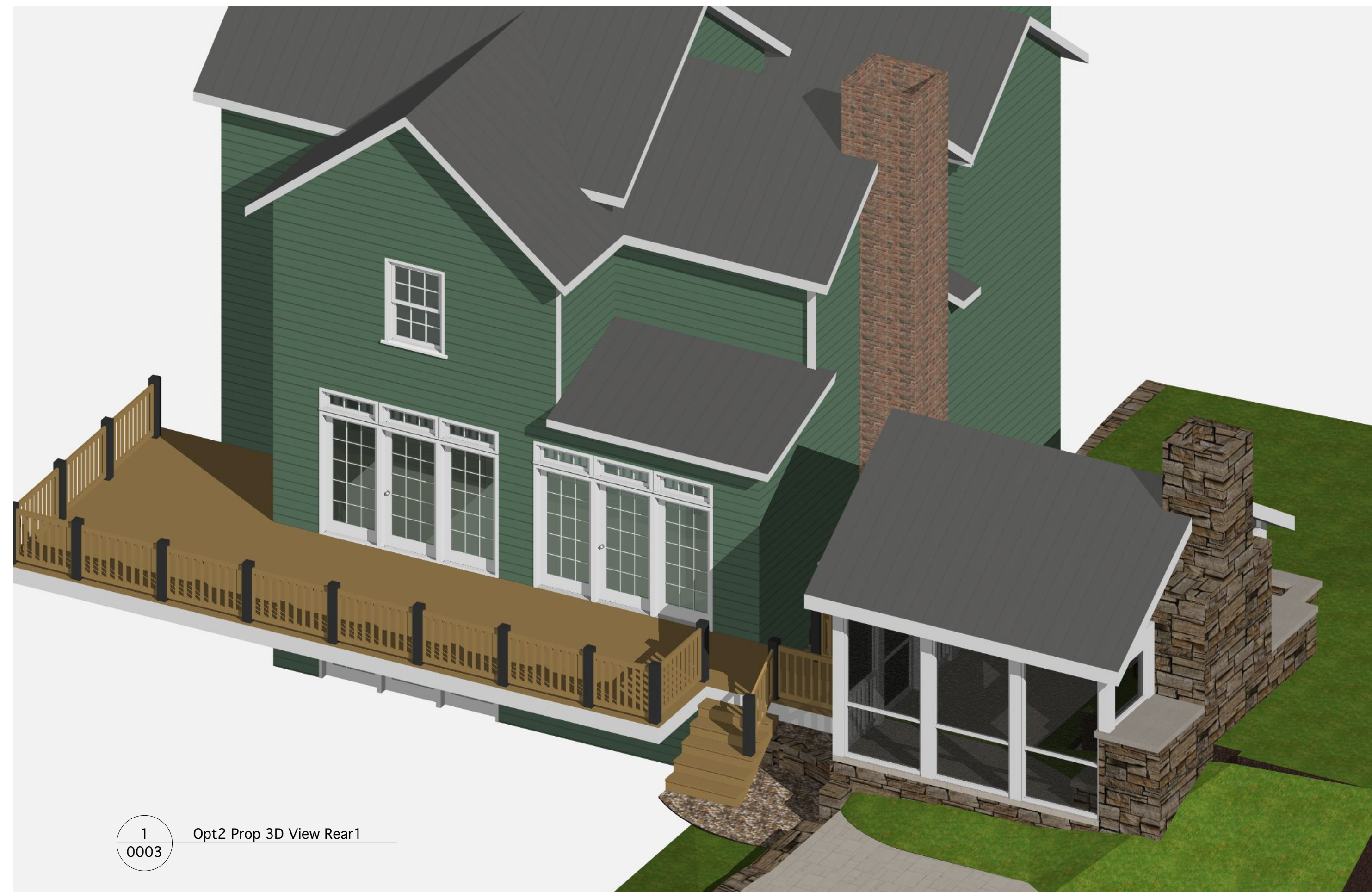
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Drawn:
Chd:
Project No.:

Sheet
0002
3 of 5

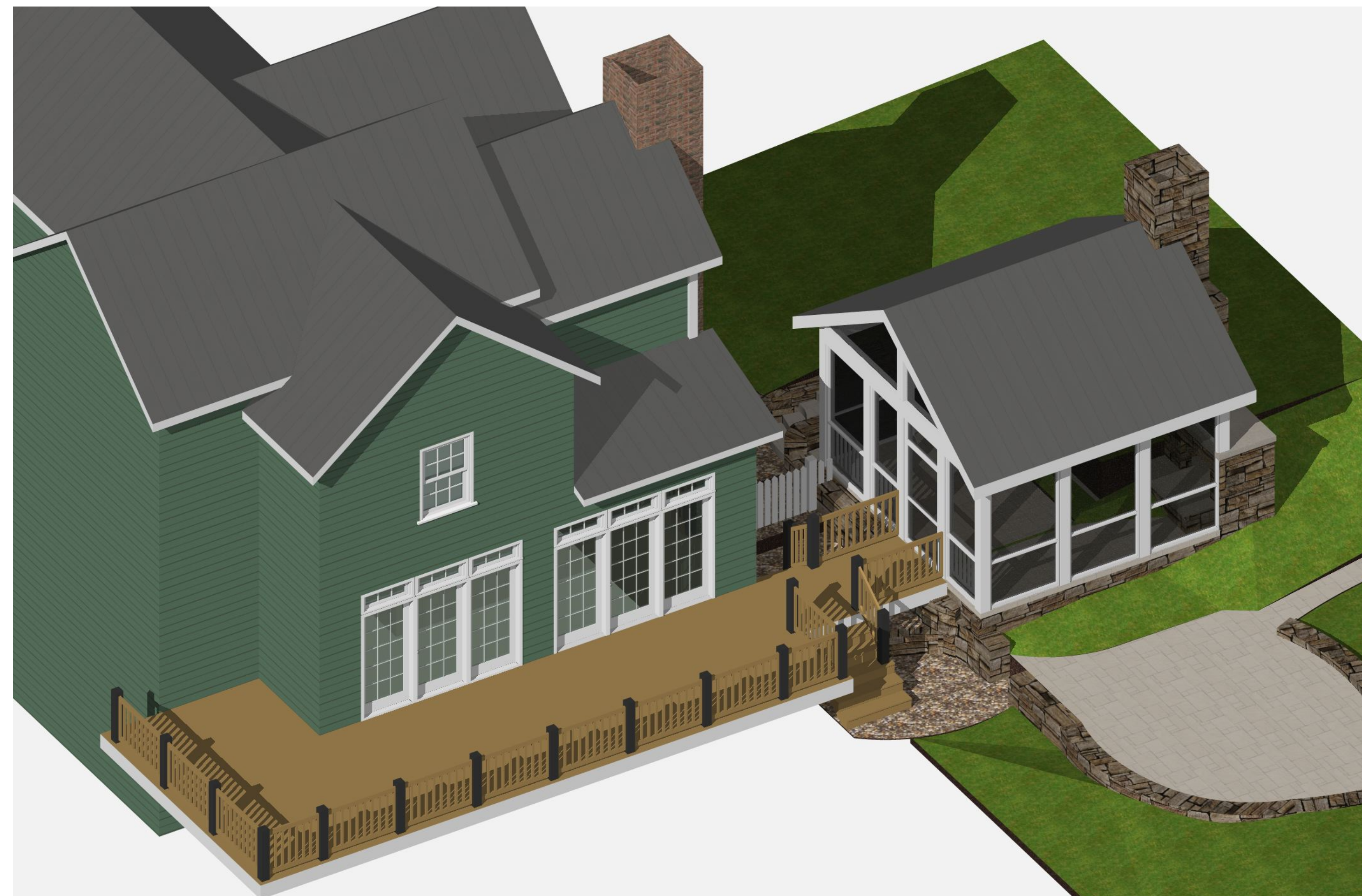
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2
0003 Option2 Prop 3D View Rear3



1
0003 Opt2 Prop 3D View Rear1



3
0003 Opt2 Prop 3D View Rear2

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
3D Views Proposed

Drawing Issue:
ARB Review Set
04-13-2026

Date:	04-13-2026	Sheet
Scale:		0003
Drawn:		
Chd:		
Project No.:		

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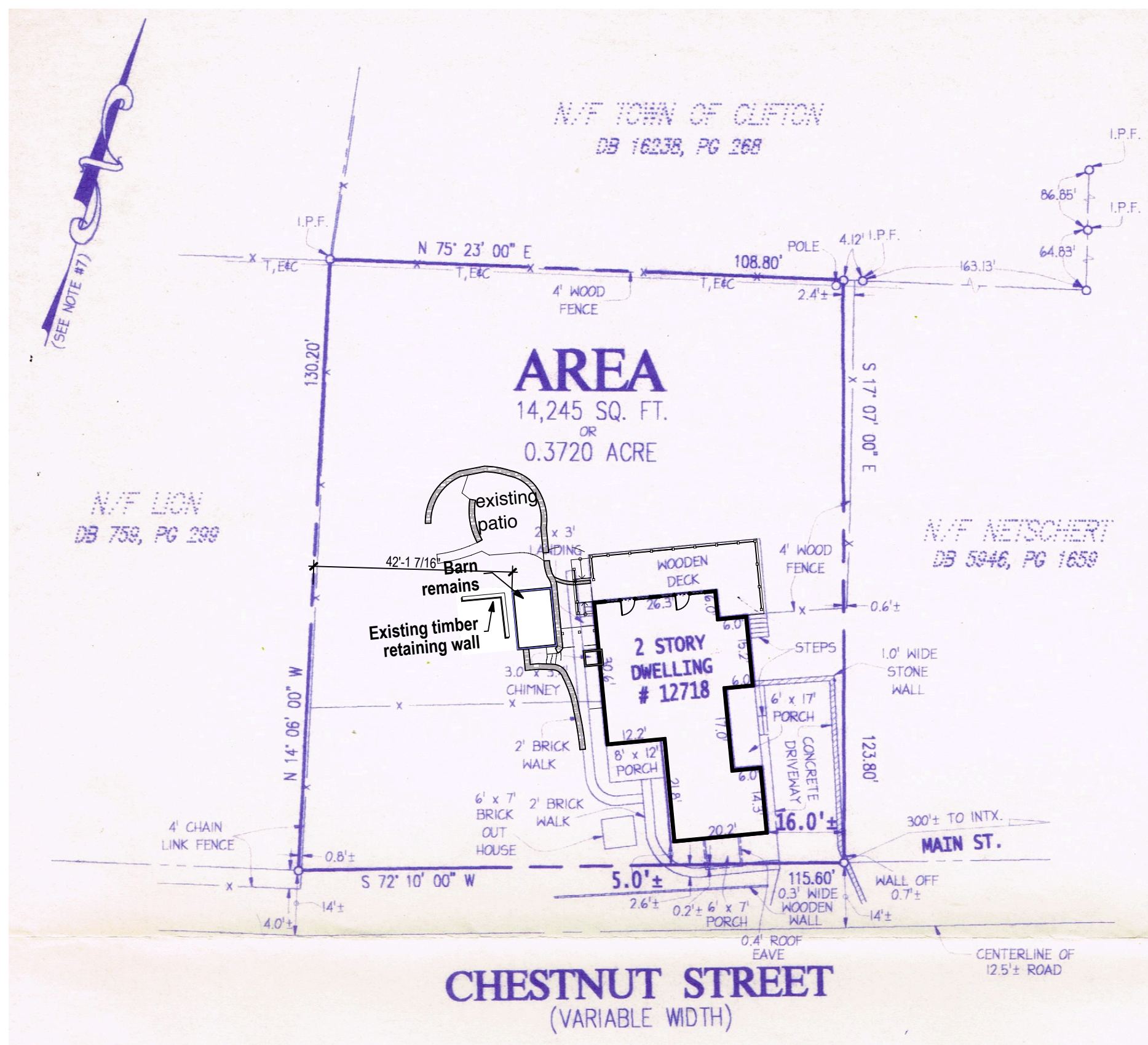
Sealy Screen Porch
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Revision Date:	Rev. No.	Description:

Drawing Title:
Existing Plan 1st Floor

Drawing Issue:
ARB Review Set
04-13-2026

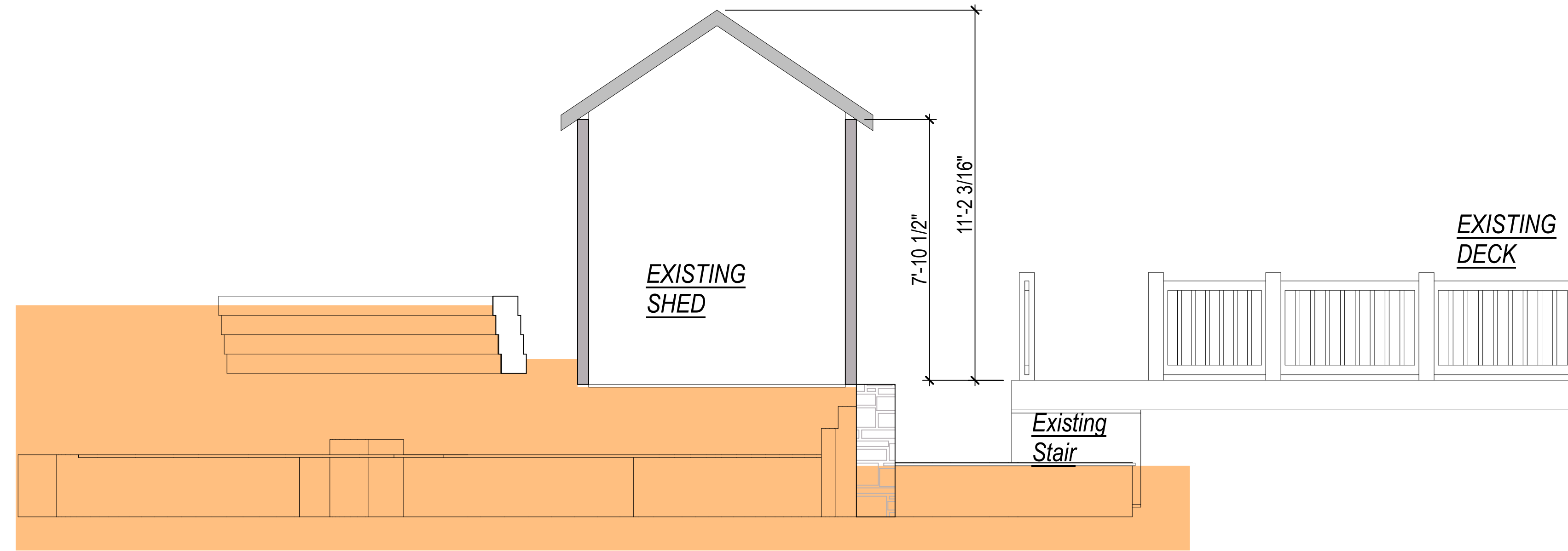
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Chd:	
Project No.:	



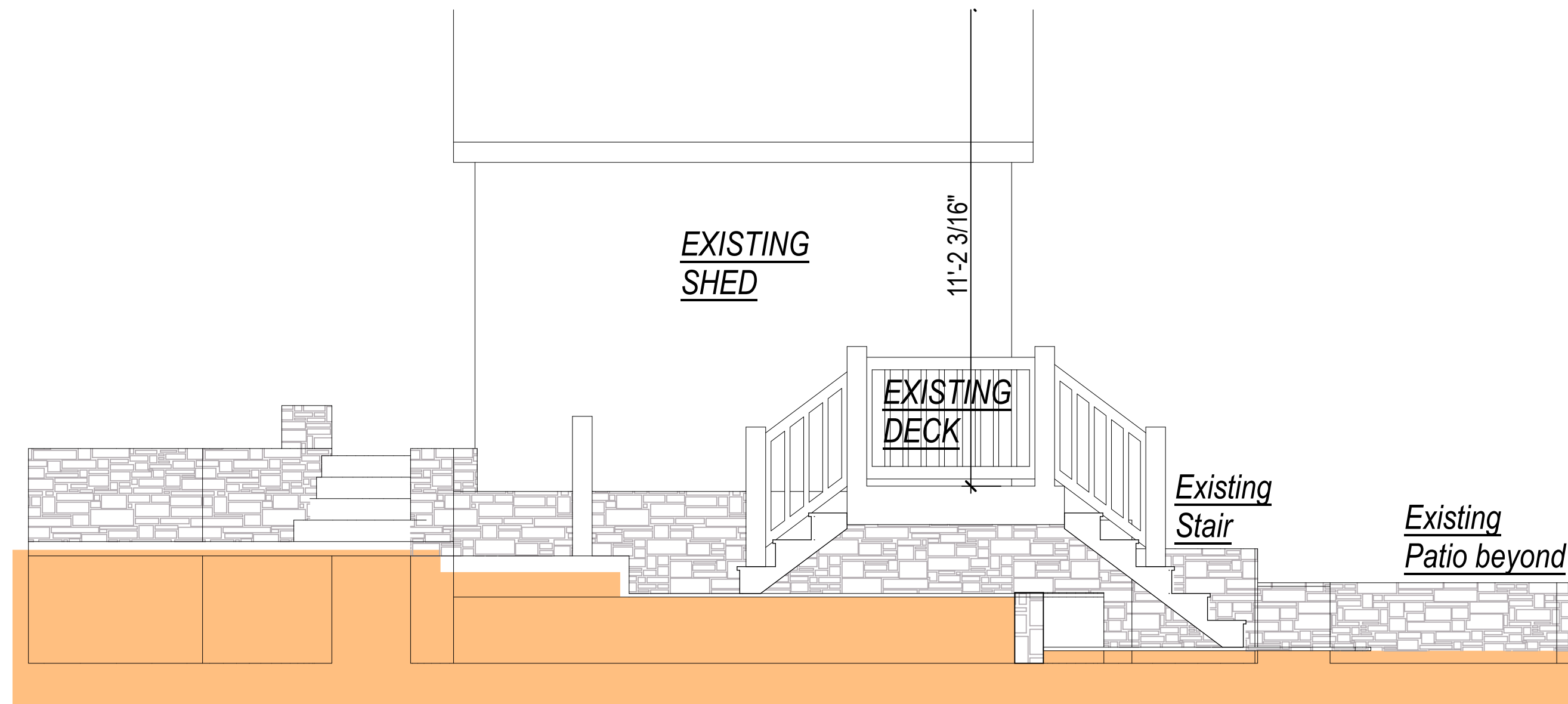
2 Site Plat Sealy existing
 A001 SCALE: 1:300

1 Existing Plan 1st Floor
 A001 SCALE: 1/4" = 1'-0"

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1 Existing Section 1
A002 SCALE: 3/8" = 1'-0"



2 Existing Section 2
A002 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Existing Sections

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026
Scale:
Drawn:
Chd:
Project No.:

Sheet
A002
6 of 5

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1 Existing Rear Elevation
 A003 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
 Clifton, VA 20124

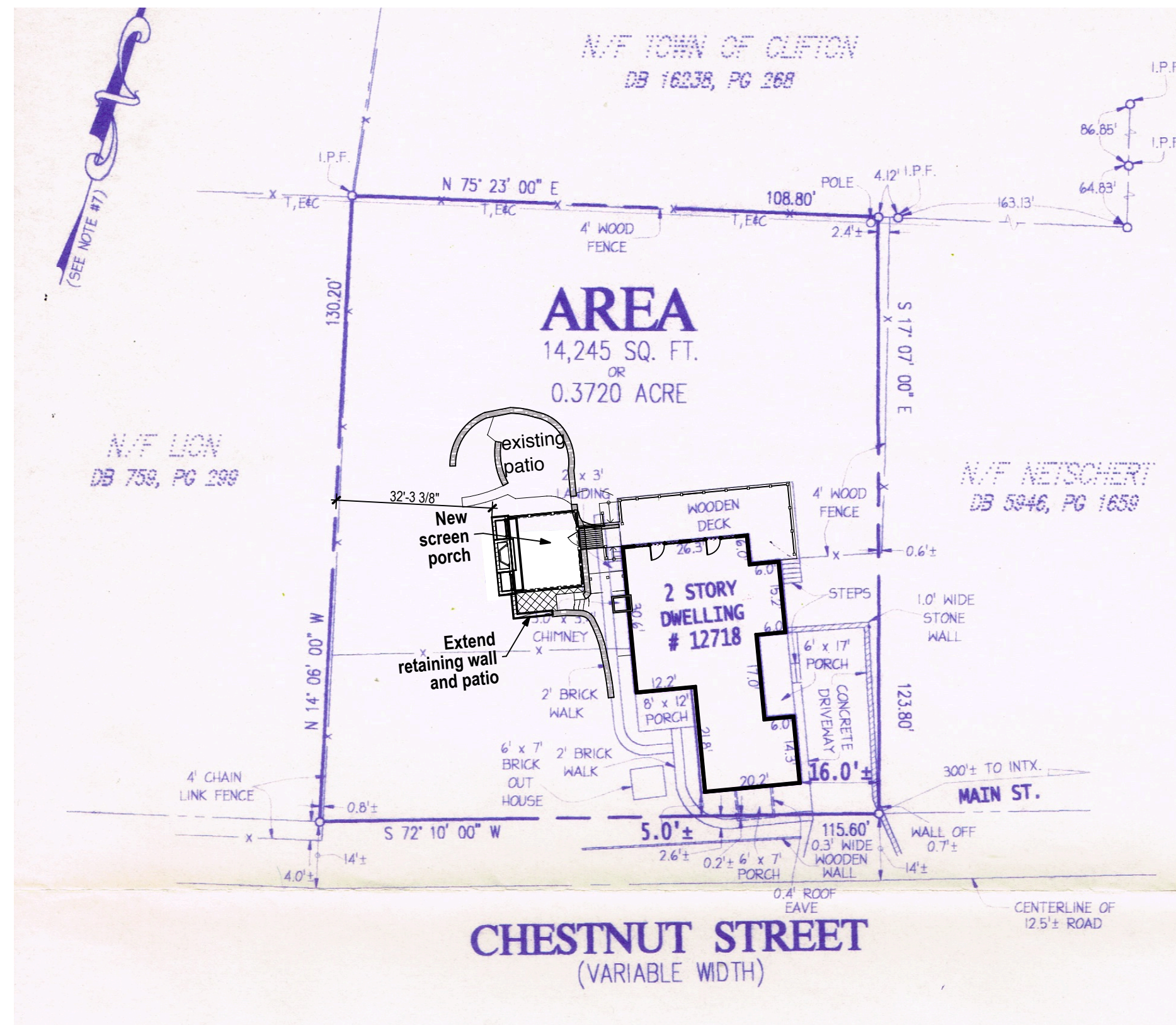
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Drawing Title:
Existing Elevation

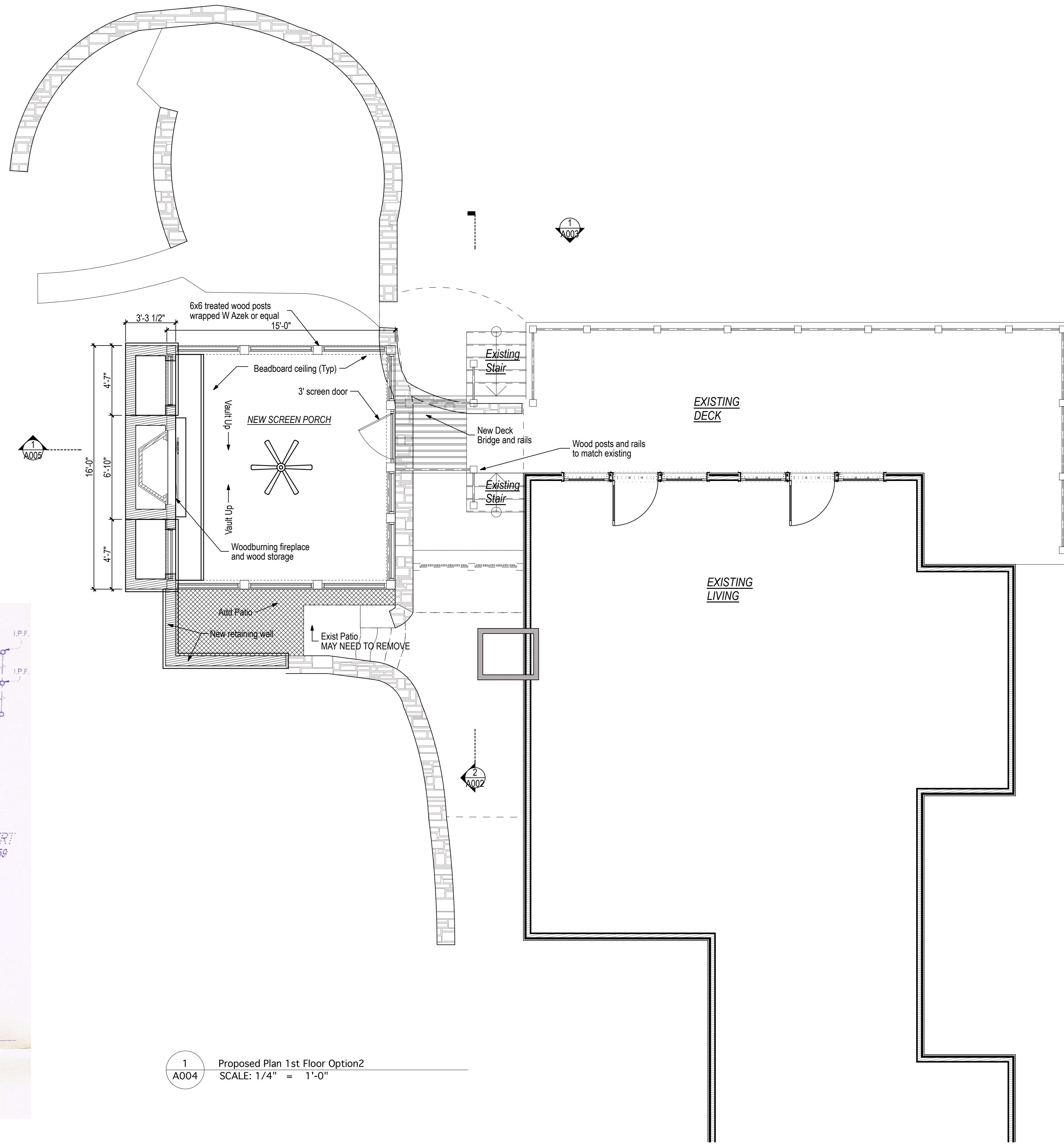
Drawing Issue:
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04-13-2026

Date: 04-13-2026	Sheet
Scale:	A003
Drawn:	
Chd:	
Project No.:	

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2
A004 Site Plat Sealy Proposed
SCALE: 1:300



1
A004 Proposed Plan 1st Floor Option2
SCALE: 1/4" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
Clifton, VA 20124

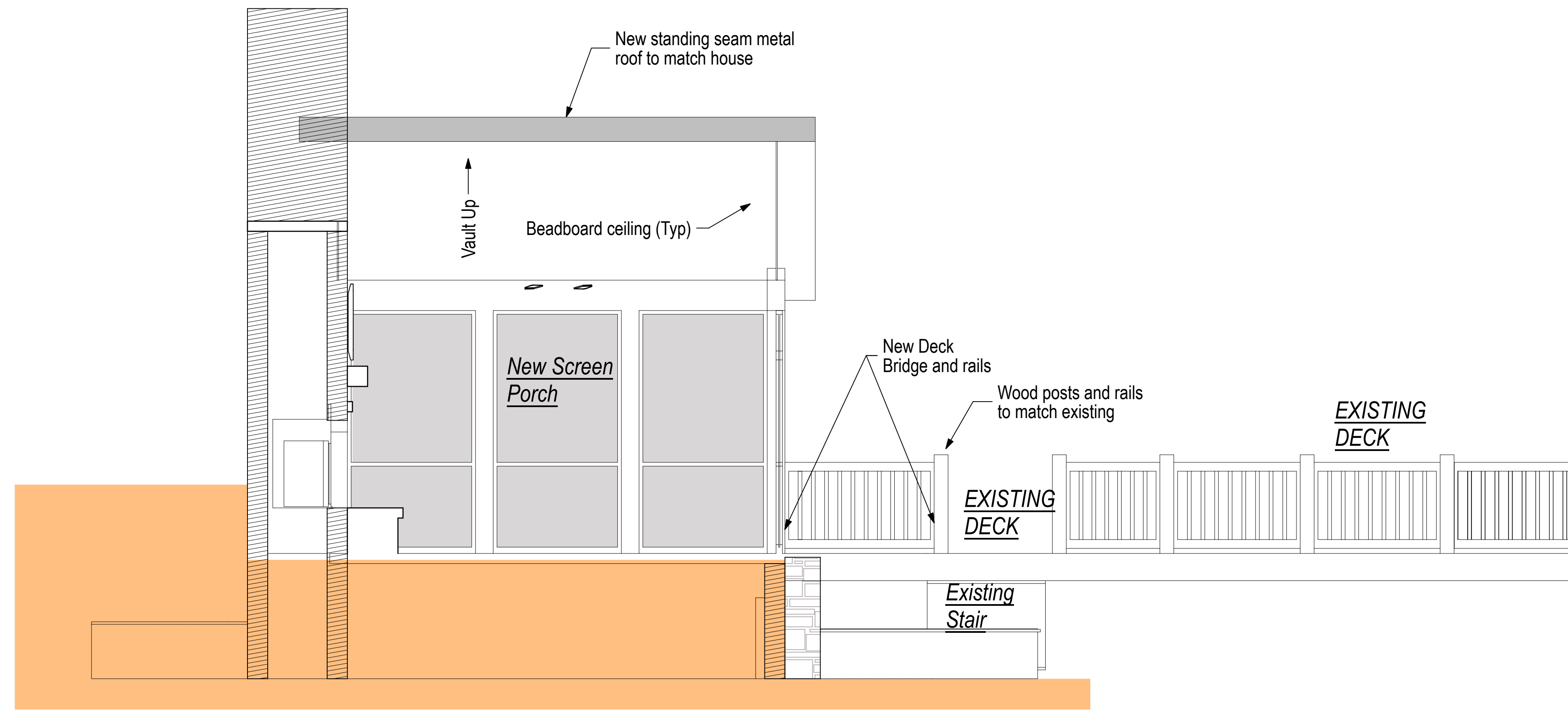
Revision Date:	Rev. No.	Description:

Drawing Title:
**Proposed Plan 1st Floor
Opt2**

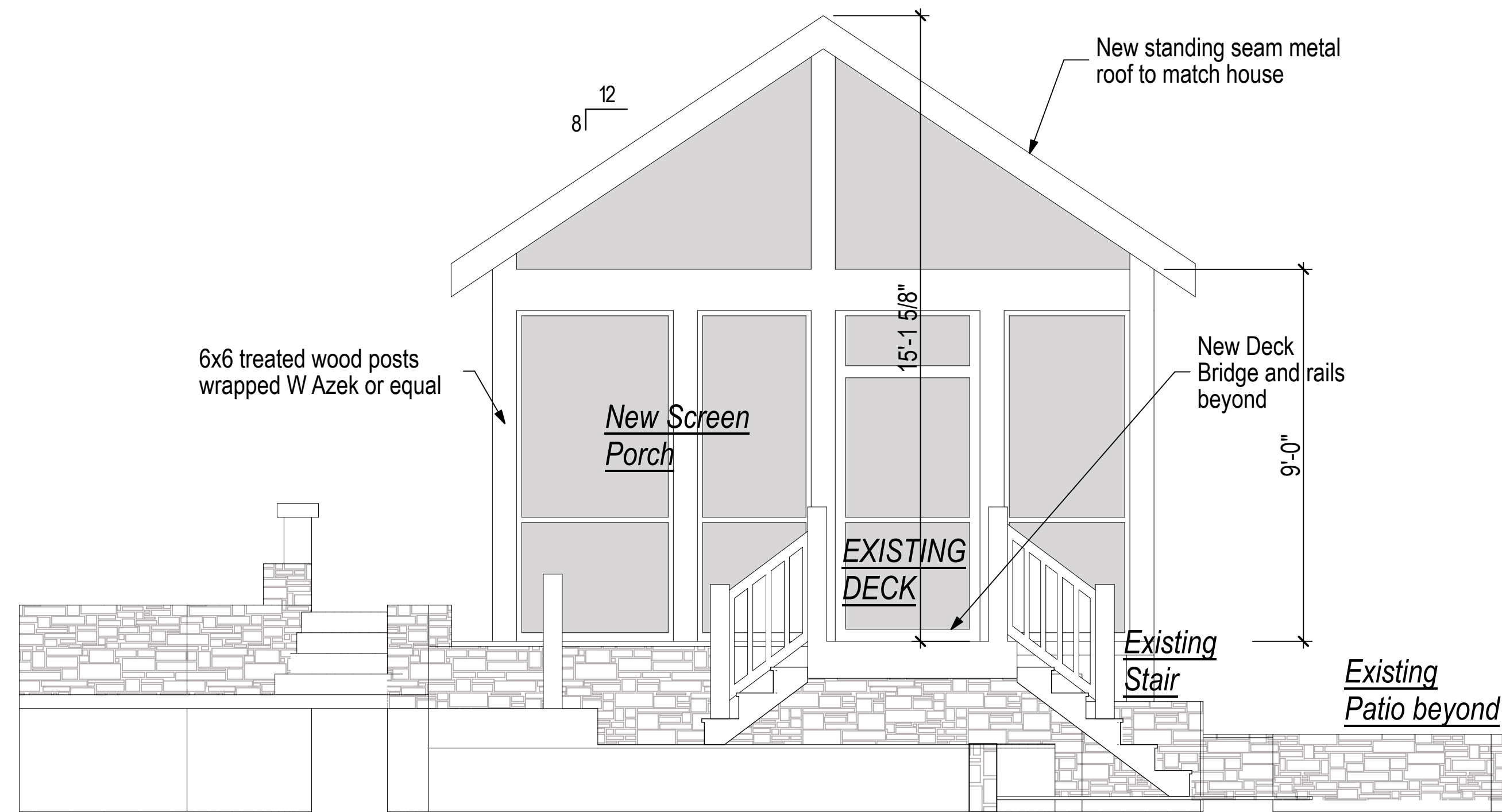
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**ARB Review Set
04-13-2026**

Date:	04-13-2026	Sheet
Scale:		A004
Drawn:		
Chd:		
Project No.:		

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1
A005 Proposed Section 1 Opt2
SCALE: 3/8" = 1'-0"



2
A005 Proposed Section 2 Opt2
SCALE: 3/8" = 1'-0"

Sealy Screen Porch
12718 Chestnut St.
Clifton, VA 20124

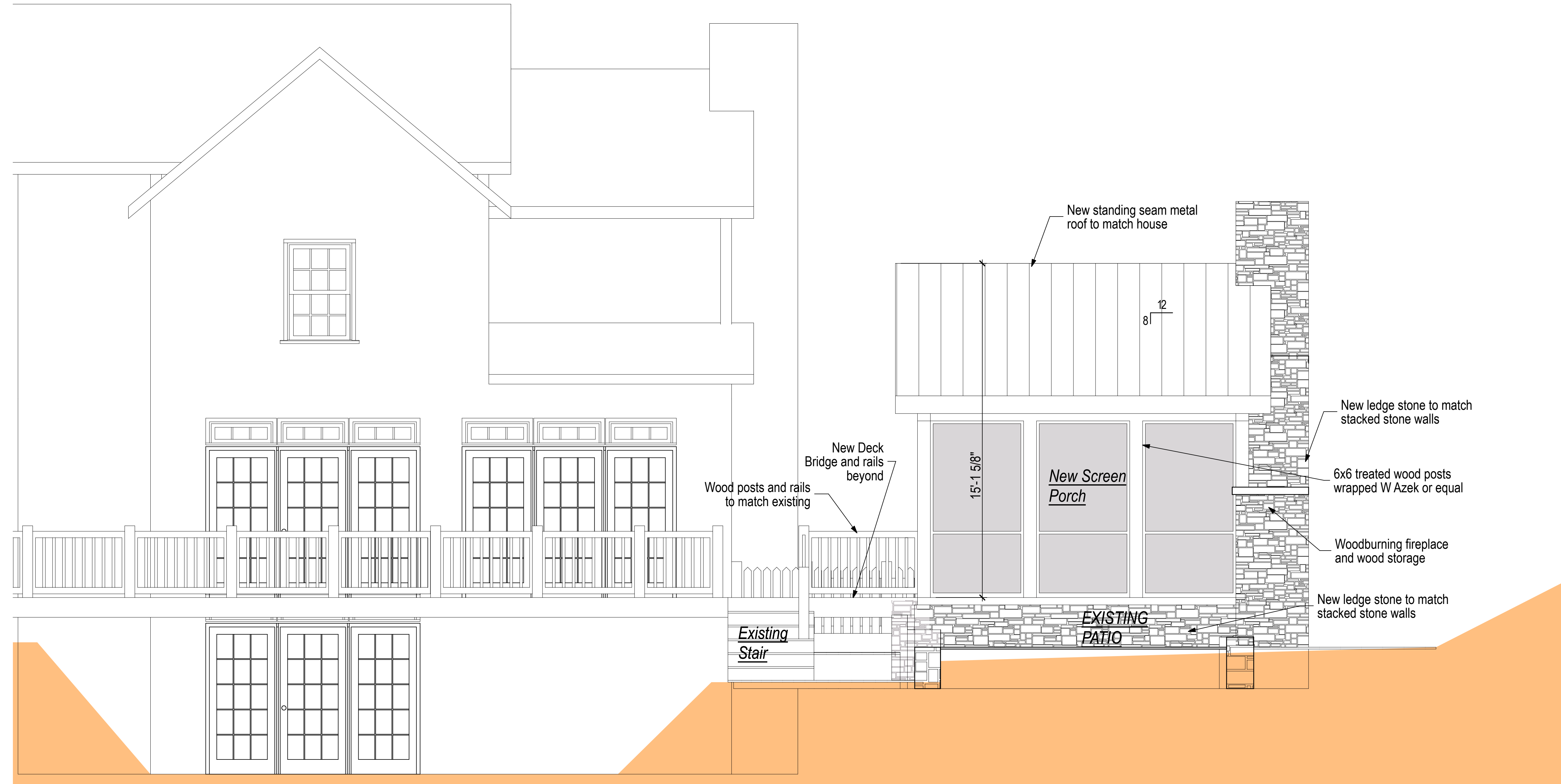
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Drawing Title:
Proposed Sections Opt2

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026	Sheet
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Drawn:	
Chd:	
Project No.:	

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1 Proposed Rear Elevation Opt2
 A006 SCALE: 3/8" = 1'-0"

Sealy Screen Porch

12718 Chestnut St.
 Clifton, VA 20124

Revision Date:	Rev. No.	Description:

Drawing Title:
Proposed Elevation Opt2

Drawing Issue:
ARB Review Set
04-13-2026

Date: 04-13-2026	Sheet
Scale:	A006
Drawn:	
Chd:	
Project No.:	