



Town of Clifton, Virginia
P.O. Box 309
Clifton, VA 20124

April 19, 2021

VIA U.S. CERTIFIED MAIL
RETURN-RECEIPT REQUESTED
and VIA EMAIL

Ivar Setiawan
Môtier, LLC
12218 Henderson Road
Clifton, VA 20124

James Foley/NCH Partners II, LLC
365 Herndon Parkway #106
Herndon, VA 20170

RE: Môtier, LLC – Special Use Permit Application, 12644 Chapel Rd, Clifton, VA

Dear Mr. Setiawan and Mr. Foley:

It has come to the attention of the Planning Commission of the Town of Clifton that the application for a Special Use Permit dated March 10, 2021 for Môtier, LLC, and scheduled for a public hearing on April 27, 2021, may be incomplete. The Môtier special use permit application refers only to the utilization of 936 square feet in Suites A & B at the above location for its proposed restaurant. However, there are presently signs posted in Suites C & D for hiring of personnel by Môtier and tables and chairs and other equipment labelled “Môtier” inside Suites C & D. When this was questioned by email, Mr. Foley stated that an expansion into additional suites is currently being contemplated “at some point in the future.”

As was previously discussed at the Planning Commission meeting in March, a public hearing is required for the review of a special use permit and such hearing cannot be held unless the application is complete and all information is current. Given that Suites C & D are not presently included in the Môtier application and that they appear to contain restaurant tables, seats and equipment, it would appear that you may be planning to use this space for your restaurant activity in the very near future and therefore, your application is not presently complete, and we would not have sufficient correct information to hold the necessary public hearings.

Please respond immediately, in any event not later than Thursday, April 22, and inform us what your plans are with respect to Suites C & D and the exact timing of those plans, so that the Planning Commission and the Town Council may make an informed decision on how to proceed.

In the meantime, Môtier, LLC has a current and valid Use Permit, dated March 3, 2020 that allows for the business to open as soon as you are ready to do so, with the specific permissions and restrictions as listed on the Permit, itself. If you have any questions, please contact Kathy and me by email at khk@baberkal.com and clerk@cliftonva.gov.

Sincerely,



Amanda Christman,
Clerk, Town of Clifton

Cc: Kathy Kalinowski, Chair, Planning Commission, by email
William Hollaway, Mayor, Town of Clifton, by email