

DAVID A. ROLL, P.C.

4103 Chain Bridge Road, Suite 301

Fairfax, Virginia 22030

P (703) 934-4084

F (703) 934-4086

Email: dave@daveroll.com

August 6, 2019

Via E-mail to: khk@baberkal.com
Kathy Kalinowski, Esquire
Chairperson –Planning Commission
Town of Clifton, Virginia

Re: Application for Boundary Line Adjustment
12633 Chapel Road and 12635 Chapel Road

Dear Ms. Kalonowski:

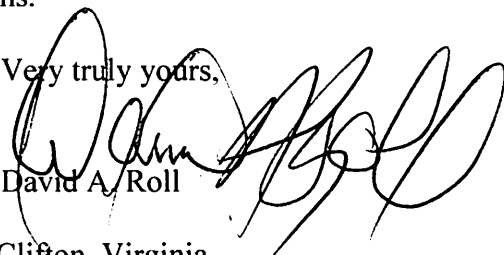
Attached is a pdf of the above referenced application, the plat of Boundary Line Adjustment, a copy of the check for the application fee in the amount of \$150.00. All these items along with 10 copies of the plat will be delivered via U.S. Mail to the Clerk of the Town of Clifton.

Please consider placing this matter on the Planning Commission's docket for the August 27, 2019 meeting. I believe this matter meets the requirements for expedited review as set forth in Article 16, Sec. 10-57(d) of Town Code for Clifton, Virginia.

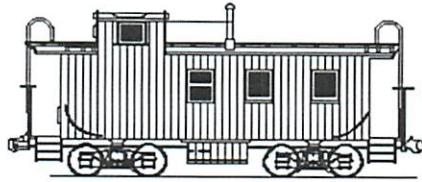
Please give me a call if you have any questions.

Very truly yours,

David A. Roll



Cc: Amanda Christman, Zoning Clerk, Town of Clifton, Virginia
Via e-mail to: cliftonclerkva@gmail.com



TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12635 Chapel Road, Clifton VA 12633 Chapel Road, Clifton VA		Date: [Month / Year] August, 2019		
1. Type of Permit:	<input type="checkbox"/> Construction <input type="checkbox"/> Preliminary Site Plans Attached	<input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Retail	<input 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 checked="" type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	<input type="checkbox"/> Public Use
2. Name of Applicant: Peter Noonan and 12633 Chapel Road LLC Mailing Address: 12635 Chapel Road, Clifton VA 20124 c/o 4103 Chain Bridge Rd #2301 Fairfax VA Phone: 703-609-0467 703-939-4084 Email Address: peter.noonan14@gmail.com dave@daveroll.com				
3. Name of Property Owner (if different): Mailing Address:				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 075-4-02-0077 ; 075-4-02-0078				
7. For new construction of structures and parking areas, 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 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>To approve boundary line adjustment between Parcel 075-4-02-0077 and Parcel 075-4-02-0078,</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: _____ 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) \$ <u>150.00</u>				

*PLEASE INCLUDE A PARKING TABULATION FORM FOR BUILDINGS THAT HAVE MORE THAN ONE USER IN THE BUILDING. [This form can be obtained at <http://clifton-va.com/index.php/towncouncil/applications>]

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: [Signature]

DATE: 8/4/19

PROPERTY OWNER SIGNATURE: [Signature]

DATE: 8/4/19

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: _____

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: [Signature]

DATE: August 5, 2019

PROPERTY OWNER SIGNATURE: [Signature]

DATE: August 5, 2019

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. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY TAX MAPS: 0754-02-0077 AND 0754-02-0078 ARE ZONED R9 (RESIDENTIAL DISTRICT).
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAMES OF PETER J. NOONAN AS RECORDED IN DEED BOOK 21320, PAGE 0492 AND 12833 CHAPEL ROAD, LLC AS RECORDED IN DEED BOOK 24266, PAGE 1724, BOTH AROUND THE 2009 RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL COVENANTS OF RECORD. THE PLAT PREPARED HEREON IS NOT TO BE CONSTRUED AS A WAIVER OF ANY COVENANTS OF RECORD OR AS A RELEASE OF ALL EASEMENTS, COVENANTS, AND RESTRICTIONS THAT MAY EXIST ON THE SUBJECT PROPERTIES.
4. THE PROPERTIES RECORDED RIGHTS-OF-WAY EASEMENTS OR OTHER INTEREST OF THE COUNTY BEGAN IN FULL FORCE AND EFFECT UNLESS SHOWN OTHERWISE ON THIS PLAT.
5. PROPOSED HERES-CONCRETE EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE LAND 0754-02-0078 WHICH SHALL BE PRIVATELY OWNED AND MAINTAINED. OWNERS OF THE LOTS UNTOUCHED SAID DRIVEWAY AUTOMATICALLY ASSUME THE OBLIGATION FOR MAINTENANCE OF THE DRIVEWAY WHICH OBLIGATION IS A CONDITION OF THEIR OWNERSHIP OF THE PROPERTY AND WHICH RUNS WITH THE LAND.
6. THIS PLAT COMPLIES FULLY WITH THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE 11/8/03 AND AS AMENDED JULY 12, 2004.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

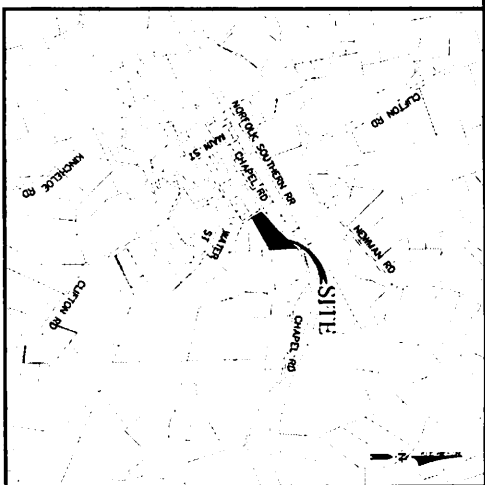
NAME, TITLE _____ DATE _____

NAME, TITLE _____ DATE _____

AREA TABULATION

AREAS BEFORE BOUNDARY LINE ADJUSTMENT
 1. 0754-02-0077:(A) 6,949 SF. OR 0.1572 AC.
 2. 0754-02-0078:(A) 97,814 SF. OR 2.2490 AC.
TOTAL: 104,763 SF. OR 2.3862 AC.

AREAS AFTER BOUNDARY LINE ADJUSTMENT
 1. 0754-02-0077:(E+W) 11,411 SF. OR 0.2619 AC.
 2. 0754-02-0078:(E+W) 93,002 SF. OR 2.1307 AC.
TOTAL: 104,413 SF. OR 2.3826 AC.



VICINITY MAP
SCALE: 1"=1,000'

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

APPROVED
 FOR
 BOARD OF SUPERVISORS
 FAIRFAX COUNTY, VIRGINIA

FINAL PLAT
 RECOMMENDED FOR APPROVAL
 FAIRFAX COUNTY
 SITE REVIEW BRANCH CHIEF

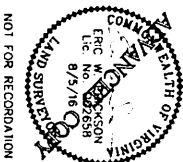
APPROVED
 COUNTY OF FAIRFAX
 OFFICE OF SITE DEVELOPMENT SERVICES
 SANITARY SEWER SECTION

**DEPARTMENT OF PUBLIC WORKS
 AND ENVIRONMENTAL SERVICES
 OFFICE OF SITE DEVELOPMENT SERVICES**

All street locations and/or easements conform to the requirements of this office and the necessary agreements of record have been received.

SURVEYOR'S CERTIFICATE:

I, ERIC W. BRIDGEMAN, A DAILY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, HAVE SURVEYED AND PREPARED THE ABOVE SHOWN HEREON. USE NOW IN THE NAMES OF PETER J. NOONAN AS RECORDED IN DEED BOOK 21320, PAGE 0492 AND 12833 CHAPEL ROAD, LLC AS RECORDED IN DEED BOOK 24266, PAGE 1724, BOTH AROUND THE 2009 RECORDS OF FAIRFAX COUNTY, VIRGINIA.



NOT FOR RECORDATION

JZ Engineers, Inc.
 607 S. King Street, Suite 100
 Leesburg, VA 20175
 (703) 571-2919
 www.jzengineers.com

NO.	DATE	DESCRIPTION

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 ON
PETER J. NOONAN
 D.B. 23250, PG. 0492
 AND
12633 CHAPEL ROAD, LLC
 D.B. 24266, PG. 1724
 SPRINGFIELD TOWN OF CLIFTON DISTRICT
 TOWN OF CLIFTON, VIRGINIA & FAIRFAX COUNTY, VIRGINIA

PROJECT:	2017-1300 Boundary Line Adjustment	Added 19 2017
DATE:		
DRAWING SCALE:	AS NOTED	
DRAWN BY:	SBM	
APPROVED BY:		
SHEET	1	OF 2

FINAL PLAT
 RECOMMENDED FOR APPROVAL
 FAIRFAX COUNTY
 SITE REVIEW BRANCH CHIEF

APPROVED
 BOARD OF SUPERVISORS
 FAIRFAX COUNTY, VIRGINIA

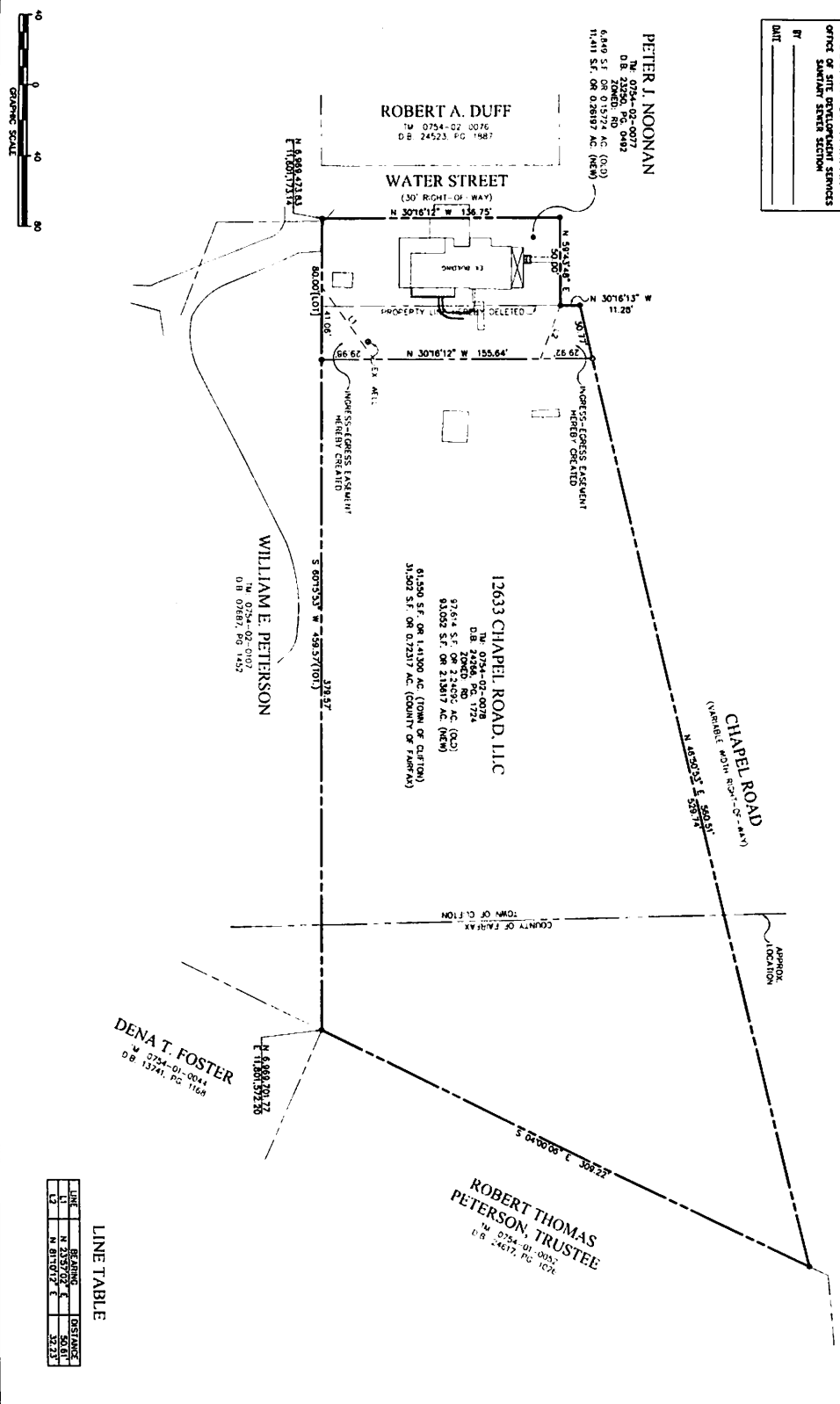
APPROVED
 COUNTY OF FAIRFAX
 OFFICE OF SITE DEVELOPMENT SERVICES
 SANITARY SEWER SECTION

**THIS APPROVAL IS NOT A
 COMMITMENT TO PROVIDE
 PUBLIC SANITARY SEWER**

APPROVED
 COUNTY OF FAIRFAX
 OFFICE OF BUILDING CODE SERVICES
 PERMITS DIVISION-SITE PERMITS SECTION

DEPARTMENT OF PUBLIC WORKS
 AND ENVIRONMENTAL SERVICES
 OFFICE OF SITE DEVELOPMENT SERVICES
 FAIRFAX, VIRGINIA

All final locations and/or easements conform to the requirements of this office and the necessary agreements or bonds have been received.



LINE TABLE

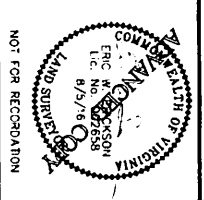
LINE	BEARING	DISTANCE
1	N 23°57'00" E	50.61
2	N 81°07'12" E	32.73

PLAT NO. 2011-000 Boundary Line Adjustment
 DATE: 8/9/11
 DRAWING DATE: 7-1-11
 DRAWN BY: JEM
 APPROVED BY: [Signature]

PLAT SHOWING
 BOUNDARY LINE ADJUSTMENT
 ON
PETER J. NOONAN
 D.B. 23250, PG. 0492
 AND
12633 CHAPEL ROAD, LLC
 D.B. 24266, PG. 1724
 SPRINGFIELD TOWN OF CLIFTON DISTRICT
 TOWN OF CLIFTON, VIRGINIA & FAIRFAX COUNTY, VIRGINIA

NO FOR RECORDED

NO.	DATE	DESCRIPTION



J&J Engineers
 402 S. King Street, Suite 100
 Leesburg, VA 20175
 (703) 571-2911, 9167
 (703) 571-2911, 9365
 www.jandjengineers.com

DAVID A. ROLL, PC
COST ADVANCED ACCOUNT
4021 UNIVERSITY DR., STE. 201
FAIRFAX, VA 22030



8/6/2019

PAY TO THE ORDER OF Town of Clifton

\$ **150.00

One Hundred Fifty and 00/100***** DOLLARS

Town of Clifton

David A. Roll
AUTHORIZED SIGNATURE

MEMO Fee - Boundary Line Adjustment Application

⑈001231⑈ ⑆056008849⑆5060012456⑈

DAVID A. ROLL, PC COST ADVANCED ACCOUNT

Town of Clifton

8/6/2019

Application Fee - Boundary Line Adjustment

150.00

David A. Roll, P.C. Co Fee - Boundary Line Adjustment Application

150.00

DAVID A. ROLL, PC COST ADVANCED ACCOUNT

Town of Clifton

8/6/2019

Application Fee - Boundary Line Adjustment

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150.00