

**ADDENDUM TO APPLICATION FOR BOUNDARY LINE ADJUSTMENT  
PETER J. NOONAN AND 12633 CHAPEL ROAD LLC**

**THIS ADDENDUM TO APPLICATION FOR BOUNDARY LINE ADJUSTMENT** is made this \_\_\_\_\_ day of August, 2019, by **PETER J. NOONAN** and **12633 CHAPEL ROAD LLC**, a Virginia limited liability company, (“the Applicants”) to supplement the form Application previously submitted with responses to specific requirements set forth in the Town of Clifton Code.

**The Properties:**

**The NOONAN PROPERTY:**

The Noonan property was acquired by Peter J. Noonan by a Deed recorded in Deed Book 23250 at Page 0492, among the land records of Fairfax County, Virginia, and is described as follows:

**PARCEL 1: All the certain lot, piece or parcel of land acquired from John N. Rust, Special Commission in the suit of Roberta I. Fullerton vs. Meredith N. Fullerton, et al pending in the Circuit Court of Fairfax County, by deed dated November 13, 1919 and recorded in Liber N, Number 8, Page 453, et seq. and therein described as follows:**

**BEGINNING at the stake on the south side of Chapel Street at a point in the southern line of Chapel Street 40 feet in an easterly direction from the Northeast corner of a lot conveyed to Ruth Turner McMullen by E.N. Pendleton and Margaret Riviere Pendleton (then his wife), and running thence along the southern line of Chapel Street in an easterly direction 50 feet to a stake in said southern line of said Chapel Street; thence in a southerly direction at the right angles to said street, 135 feet to a stake; thence in a westerly direction and parallel with Chapel Street and with the northerly line of this lot to stake 40 feet east of the southeast corner of the said lot of said Ruth Turner McMullen; thence in a northerly direction, and parallel with the easterly line of this lot; 135 feet to the place of beginning, it being the purpose of lease the strip 40 feet wide between this lot and the said lot of Ruth Turner McMullen for a street intersecting said Chapel Street on the south side thereof.**

(Said property being referred to hereinafter as the “**Noonan Lot**”). The Noonan Lot consists of a current total area of 6,849 sq. ft and is improved with a single family detached home. The well that services the home IS NOT located on this parcel. The New Noonan Lot will be 11,411 sq. ft. and will contain the well that services the Noonan Lot and other Noonan Lot improvement

that currently encroach on the Chapel Road Lot.

**THE 12633 CHAPEL ROAD, LLC PROPERTY:**

The Chapel Road property was acquired by 12633 Chapel Road, LLC by a Deed recorded in Deed Book 24266 at Page 1724, among the land records of Fairfax County, Virginia, and is described as follows:

BEGINNING at the corner of Chappell Street and corner to Robert Fullerton lot; thence N 54° 50' E 556 feet; thence S 3° 0' W 305 feet; thence N 68° 15' E 464 feet; thence N 20° 50' W 150 feet to the point of beginning, containing 2.13 acres, more or less.

(Said property being referred to hereinafter as the "Chapel Road Lot"). The Chapel Road Lot consists of a current total are of 97,614 sq. ft. and is unimproved except for two dilapidated shed type structures. The well that services the Noonan Lot is located on the Chapel Road Lot.

**1. THE PURPOSE FOR THE BOUNDARY LINE ADJUSTMENT:**

The purpose for the boundary line adjustment is to transfer a small portion of the Chapel Road Lot to the Noonan Lot, including the well that services the Noonan Lot, thereby providing a small side yard to the Noonan Lot along with all improvements associated with the Noonan Lot.

**2. COMPLIANCE WITH THE REQUIREMENTS OF SEC. 10-57 OF THE TOWN OF CLIFTON CODE:**

The joint application submitted by Peter J. Noonan and 12633 Chapel Road, LLC complies with the requirements of Sec. 10-57 of the Code of the Town of Clifton and specifically with Sec. 10-57(d) of the Code.

a. Neither lot is being made non-conforming by the transfer of 4,562 sq. ft. from the Chapel Road Lot to the Noonan Lot.

b. Both lots are technically non-conforming and are grandfathered with regard to development rights and this will not change as a result of the boundary line adjustment.

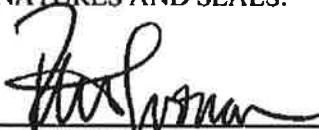
c. The Noonan Lot and the Chapel Road Lot are the only two lots involved in this boundary line adjustment.

d. Both lots are currently buildable lots by virtue of being grandfathered and no new buildable lots will be created by this boundary line adjustment.

e. The well that services the Noonan Lot will, after this boundary line adjustment, be part of the Noonan Lot.

f. No existing easements or right-of-ways are being altered by this action and both parties will join in the execution of a deed of boundary line adjustment along with the plat provided as part of this application and its recordation among the land records of Fairfax County, Virginia, after which copies will be provided to the Town of Clifton.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

  
\_\_\_\_\_  
PETER J. NOONAN (Seal)

12633 CHAPEL ROAD LLC

By:   
\_\_\_\_\_  
William E. Peterson, Manager (Seal)