

**CLIFTON ARCHITECTURAL REVIEW BOARD MEETING
THURSDAY, SEPTEMBER 26, 2024, 7:30 PM
WAYNE H. NICKUM COMMUNITY MEETING HALL
12641 CHAPEL ROAD
CLIFTON, VIRGINIA 20124**

Present: Phyllis Lovett, Acting Chair; Phoebe Peterson; Geri Yantis; Jeff Stein; Mary Hess, Town Council Representative
Staff: Kerrie Gogoel, Town Clerk
Absent: Dwayne Nitz; Royce Jarrendt, Chair

The Regular Meeting was called to order by Chair Lovett at 7:30PM.

1. Residential Applications:
 - a. 12651 Water Street | Replacing current deck with screened in porch/deck
 - i. This application was not ready for review by ARB at this time as it is still under Frog Hill HOA review.
2. Non-Residential Applications
 - a. 7144 Main Street – Clifton Café | Addition of pergola
 - **Member Stein moved to approve the addition of the pergola as presented with the caveat to ensure that it is structurally sound and attached securely to the ground. The motion was seconded by Member Hess and approved by poll, 5-0.**
3. Approve the Previous Minutes
 - **Acting Chair Lovett moved to approve the August 29, 2024 meeting minutes as presented, and was seconded by Member Peterson. The motion was approved by poll, 5-0.**
4. Adjournment
 - a. The meeting was adjourned by general acclamation at the conclusion of business.

Town of Clifton

Architectural Review Board

Agenda: September 26, 2024

1. 7144 Main Street – Clifton Cafe Pergola
2. 12651 Water Street Replace current deck with screened in porch/deck

This meeting will be held at 7:30 pm in the Community Hall.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

DATE OF APPLICATION: 09/14/2024
NAME OF APPLICANT OR AGENT: Greg Young - Clifton Cate
ADDRESS: 7144 Main Street
TELEPHONE: 703-627-8555 email gbyoung@mac.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
NUMBER: 7144 Main Street 0754-02-6032
GENERAL DESCRIPTION OF PROPOSAL:

Add A Pergola to existing deck in rear
of property. This is a ground level deck and
the Pergola will be permanently attached. Additional
details of Pergola are attached
ATTACHMENTS:

- ☒ APPLICATION FEE*
☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH
PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE
THE ARB WILL REVIEW AN APPLICATION

Greg B Young
SIGNATURE OF APPLICANT OR AGENT
CERTIFICATE ISSUED: YES

09/14/2024
DATE
NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")
BY: [Signature] 09/26/2024
DATE

CHAIRMAN, ARB

ARB MEMBERS' INITIALS: LM (yes) MMH (yes) my (yes) TPP (yes)

CONDITIONS: Structurally attach pergola to deck or ground.

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S
REASON: _____

*Application fee:

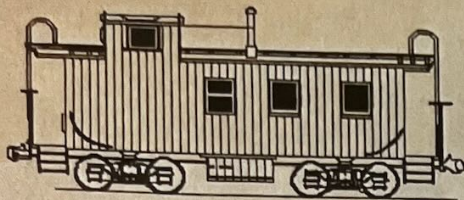
Sign/Fence: \$10.00; if after installation: \$50.00

Addition/remodeling project up to 200 SF: \$100.00

Addition/remodeling project exceeding 200 SF \$250.00

New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other
costs set forth in Virginia State Code Section 15.2-2286.



CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA
APPLICATION FOR CERTIFICATE OF
APPROPRIATENESS

DATE OF APPLICATION: 09/14/2024
NAME OF APPLICANT OR AGENT: Greg Young - Clifton Cate
ADDRESS: 2244 Main Street
TELEPHONE: 703-627-8555 email gbyoung@mac.com
LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP
NUMBER: 7144 Main Street 0754-02-0032

GENERAL DESCRIPTION OF PROPOSAL:

Add A Pergola to existing deck in rear
of property. This is a ground level deck and
the Pergola will be permanently attached. Additional
details of Pergola are attached

ATTACHMENTS:

- ☒ APPLICATION FEE*
☒ Two (2) HARD COPIES AND ONE ELECTRONIC COPY OF APPLICATION WITH
PLATS, ARCHITECTURAL DRAWINGS, FLOOR PLANS, ETC.

I UNDERSTAND THAT ALL SUBMISSION REQUIREMENTS MUST BE MET BEFORE
THE ARB WILL REVIEW AN APPLICATION

Greg B Young
SIGNATURE OF APPLICANT OR AGENT

09/14/2024
DATE

CERTIFICATE ISSUED: YES

NO

(When marked "YES" and signed, this document becomes the "certificate of Appropriateness")

BY:

DATE

CHAIRMAN, ARB

ARB MEMBERS' INITIALS:

CONDITIONS:

IF CERTIFICATE IS NOT TO BE ISSUED, THE ARB SHALL STATE THE BOARD'S
REASON:

*Application fee:

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Addition/remodeling project up to 200 SF: \$100.00

Addition/remodeling project exceeding 200 SF \$250.00

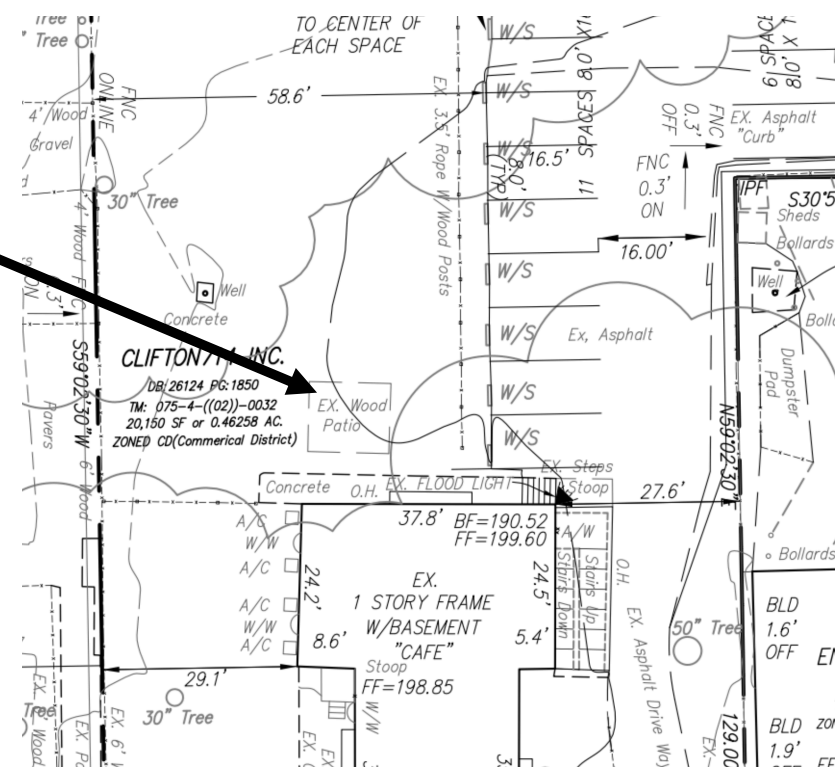
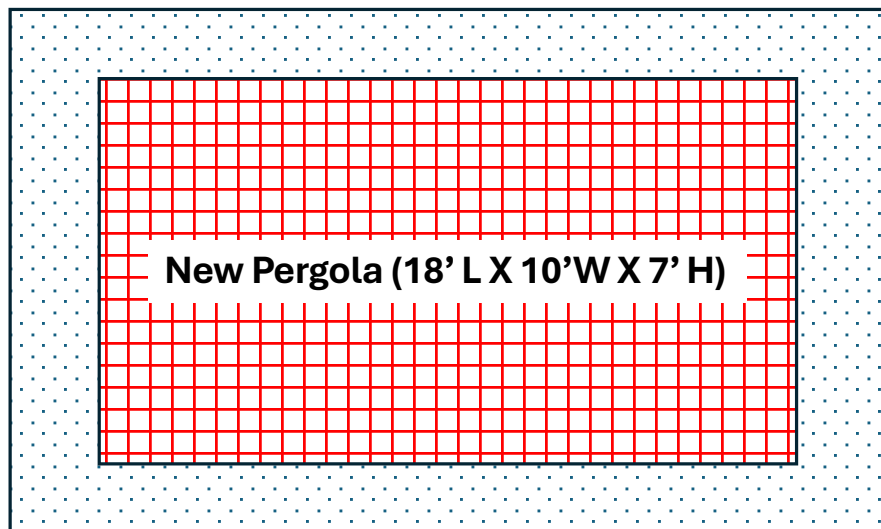
New home construction: \$250.00

The applicant shall also pay any actual costs of any review fees incurred by the ARB, including any consultant's fees and other
costs set forth in Virginia State Code Section 15.2-2286.

Pergola to be added to Portion of Existing Outside Deck

Existing Plat

Existing Ground Level Wood Patio (22' 7" L X 13' 7" W)



New Proposed Pergola (18' L X 10'W X 7' H)



All wooden (Cedar) engineered pergola with 6" posts and dual structural cross beams, steel anchoring plates and galvanized steel hardware designed to withstand 100 mph winds.

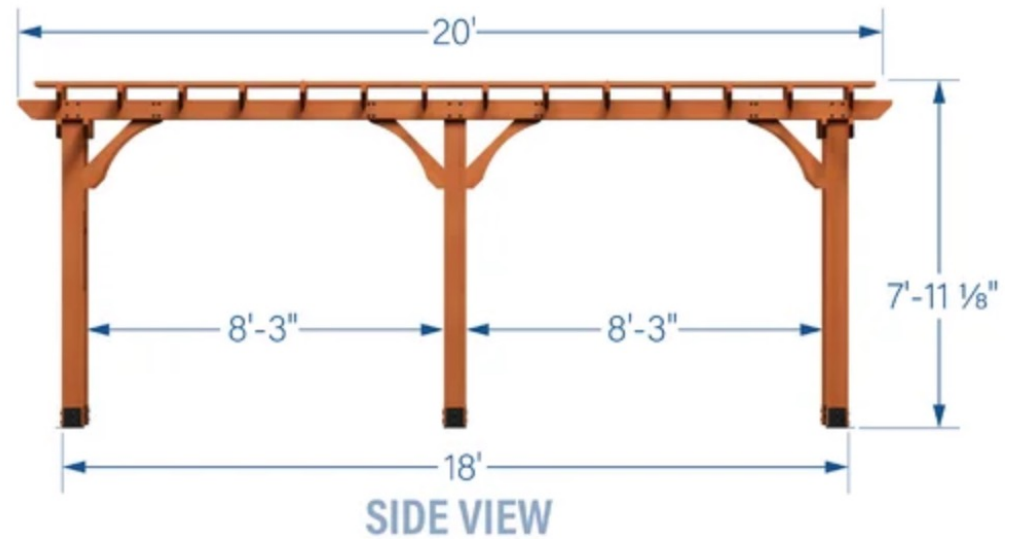
Current Fairfax County building code does not require approval since height is below 12'

Existing wooden deck planking to be replaced with 1X6 Trex planking over existing 2X6 studs and 4X4 concreted posts.

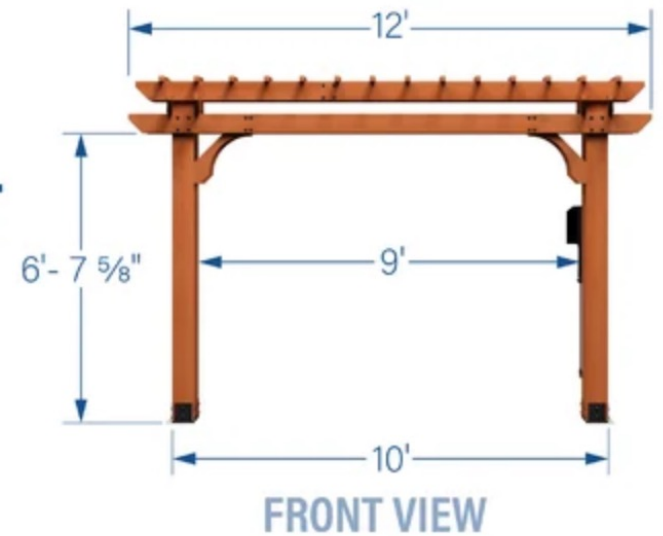
Existing deck currently has 110v power. Planning to add Propane fire pit (similar to below).



Overall Dimensions



20X12 BEAUMONT PERGOLA



DB: 18847 PG: 1811
TM: 075-4-((02))-0036A
ZONED CD(Commerical District)

THOMAS PETERSON &
JEAN PETERSON

DB: 24900 PG: 459
TM: 075-4-((02))-0034
ZONED CD(Commerical District)

1STING PARKING
1 SPACES
ROPOSED PARKING
1 SPACES

EX.
1 STORY FRAME
ADJOINER

THOMAS PETERSON &
JEAN PETERSON

DB: 24900 PG: 459
TM: 075-4-((02))-0033
ZONED CD(Commerical District)

CLIFTON 714 INC.

DB: 26124 PG: 1850
TM: 075-4-((02))-0032
20,150 SF or 0.46258 AC.
ZONED CD(Commerical District)

EX.
1 STORY FRAME
W/BASEMENT
"CAFE"

BLD
1.6'
OFF
Chimney
McNAMARA
ENTERPRISES INC.

DB: 21516 PG: 003
TM: 075-4-((02))-0031
BLD
1.9'
OFF
ZONED CD(Commerical District)

FORD STREET
(20' Wide)

Actual
Deck

