TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 7184 Clifton Rd.			Date: [Month / Year] 5/16/22	
1. Type of Permit:	☑ Construction ☐ Preliminary Site Plans Attached	☐ Commercial ☐ Office ☐ Retail	☑ Residential	☐ Home Business (Code 9-19.c1)
	☐ Special Use ☐ Restaurant ☐ Bed & Breakfast ☐ Multi-Family	☐ Subdivision (Code Chapter 10)	☐ Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)	☐ Public Use
2. Name of Applicant: Josh Snyder Mailing Address: 810 N Ivy St. Arlington, VA 22201				
Phone: 412-708-6708 Email Address: Josh@HomePrep.com				
3. Name of Property Owner (if different): JLS Investments LLC Mailing Address:				
4. Name of Business / Organization:				
5. Owner of Business / Organization:				
6. Tax Map Number: 0754 02 0106				
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.			☑ Plat Attached	

8. **Attach Floor Plan to Scale (non-residential & home business):**	☐ Floor Plan Attached			
9. **Zoning District of Premises:**	☑ Residential (Code 9-19) ☐ Church, Park, Community Building	☐ Commercial (Code 9-21)	☐ Agricultural (Code 9-20)	☐ Industrial (Code 9-22)
	☐ Community Open Space & Recreation (COSR) (Code 9-23A)		☐ Low Impact Commercial (Code 9-23B)	

10. Describe Purpose of Application: Install new rear deck to be 33'7" x 17'2". Material to be pressure treated pine. All deck details to be per Fairfax County typicals.

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) $ 250.00

***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: John L. Smith DATE: 5/16/22

PROPERTY OWNER SIGNATURE: John L. Smith DATE: 5/16/22

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: $_____

□ APPROVED □ DISAPPROVED

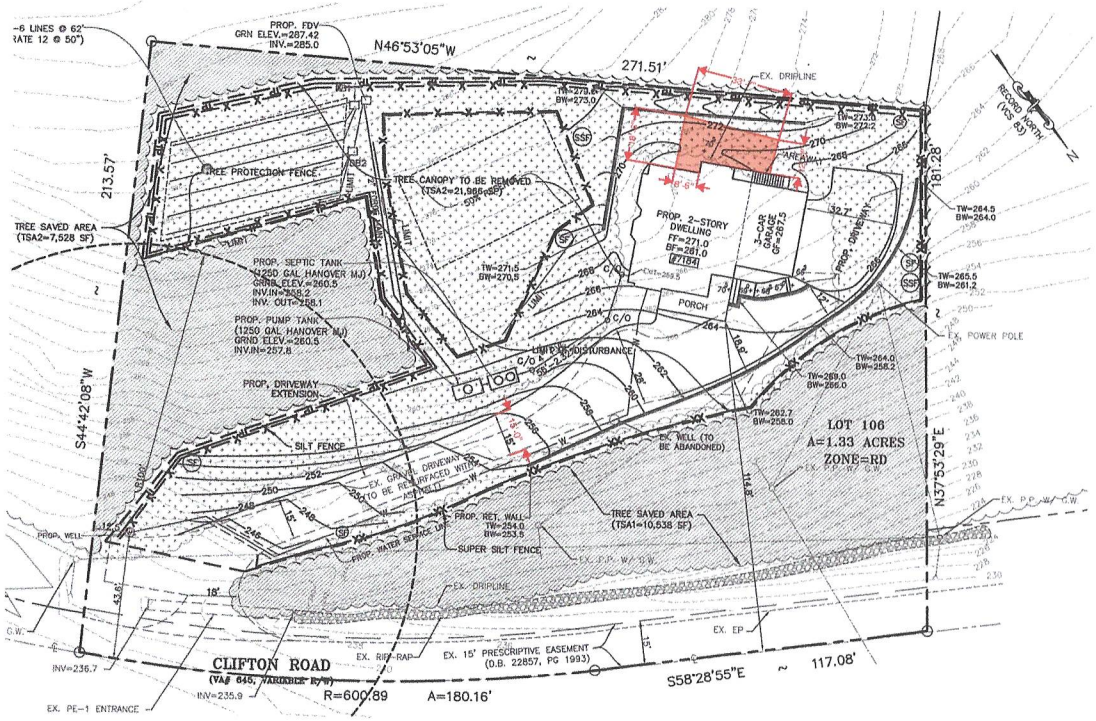
PLANNING COMMISSION: _____ _____
SIGNATURE PRINT

CONDITIONS: _____

□ APPROVED □ DISAPPROVED

TOWN COUNCIL: _____ _____
SIGNATURE PRINT

CONDITIONS: _____



EVM & TREE PRESERVATION PLAN
SCALE: 1"=20'

EXISTING VEGETATION MAP (EVM) SUMMARY

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACERAGE	COMMENTS
UPLAND FOREST	DOMINATED BY RED MAPLE, TULIP POPLAR, AMERICAN BEECH, SOME HOLLY	EARLY SUCCESION TO CLIMAX	FAIR – GOOD	18,066 SQ FT OR 0.42 ACRES	THESE SPECIES ARE IN GOOD CONDITION AND SIZE VARIES FROM 6–36 INCHES. ALL THESE TREES TO BE PRESERVED
MISCELLANEOUS	DOMINATED BY RED MAPLE, TULIP POPLAR, AMERICAN BEECH, SOME HOLLY	EARLY SUCCESION TO CLIMAX	FAIR – GOOD	21,966 SQ FT OR 0.50 ACRES	THESE SPECIES ARE IN GOOD CONDITION AND SIZE VARIES FROM 6–36 INCHES. THESE TREES CANNOT SURVIVE THE CONSTRUCTION AND WILL BE REMOVED
MISCELLANEOUS	N/A	N/A	N/A	17,903 SQ FT OR 0.41 ACRES	GRASS AREA, GRAVEL, OPEN SPACE, ETC.

TOTAL AREA=1.72 AC

LEGENDS

- TP — TREE PROTECTION
- X — SILT FENCE
- XX — SUPER SILT FENCE
- LIMIT OF DISTURBANCE

TREE PRESERVATION NARRATIVE

THE SITE PLAN CONSISTS OF THE DEMOLITION OF CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY DWELLING ON LOT 106. THE LOT IS CURRENTLY VACANT AND IS MOSTLY WOODED. THE LOT CONTAINS ABOUT 1.33 ACRES OF LAND AREA, AND IS ZONED RD.

THE LOT IS MOSTLY WOODED WITH HARDWOOD SPECIES OF TULIP POPLAR, AMERICAN BEECH, RED MAPLE, AND SOME HOLLY. THE DRIPLINE FROM BOTH ONSITE AND OFFSITE TREE AREA ARE SHOWN ON THE PLAN. THE SIZE OF TREES (DBH) RANGES FROM 6 INCHES TO 36 INCHES, AND THEIR CONDITIONS IS FAIR TO GOOD. THE OFFSITE TREES WILL REMAIN/PRESERVED BY THIS DEVELOPMENT, PLEASE REFER TO THE EVM AND TREE CONSERVATION PLANS FOR MORE DETAILS.

THE LOT CONTAINS ABOUT 40,032 SQ FT (69.1% OF THE LOT AREA) OF TOTAL TREE CANOPY AREA FROM THE ON-SITE AND OFFSITE TREES. THE PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR THE SITE IS 30%. THE PERCENTAGE OF 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION IS 30% DURING THE CONSTRUCTION. ABOUT 18,066 SQ FT OF CANOPY AREA WILL BE PRESERVED. THE PROPOSED PERCENTAGE OF CANOPY REQUIREMENTS THAT WILL BE MET THROUGH TREE PRESERVATION IS 100% WHICH IS MORE THAN THE REQUIRED OF 30%. THE 10-YR TREE COVER REQUIREMENTS FOR THE SITE IS MET BY CONSERVATION OF EXISTING TREES . A TOTAL OF 22,583 SQ FT (AFTER THE MULTIPLICATION FACTOR FOR EXISTING TREE CREDIT) OF 10-YEAR TREE CANOPY WILL BE PROVIDED BY THIS TREE CONSERVATION PLAN, WHICH WILL MEET THE MINIMUM REQUIREMENT OF 17,381 SQ FT FOR THE STUDY LOT. PLEASE REFER TO THE COMPUTATIONS ON THIS SHEET.

TREE PROTECTION FENCE/SUPER SILT FENCE SHALL BE PROVIDED AS SHOWN ON THE PLANS ALONG THE LIMIT OF CLEARING. CONSTRUCTION VEHICLE SHALL NOT ENCROACH BEYOND THE LIMIT OF DISTURBANCE AND THE DEBRIS RESULTING FROM THE DEMOLITION WORK SHALL BE PILED WITHIN THE LOD AS SHOWN ON THE PLANS. NO TRENCHING OR STOCKING OF THE CONSTRUCTION MATERIAL OR EQUIPMENT IS ALLOWED WITHIN THE ROOT ZONE OF THE TREES TO BE PRESERVED.

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. TREE PRESERVATION TARGET AND STATEMENT		
A1	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)=	40032 SF
A2	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY=	69.1%
A3	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)=	30%
A4	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION=	30.0%
A5	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION=	100.0%
A6	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
A7	IF NO FOR A6, THEN SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED	N/A
A8	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-0507.4	N/A
B. TREE CANOPY REQUIREMENT		**TOTAL**
B1	GROSS SITE AREA=	57935 SF
B2	SUBTRACT TO PARKS, ROAD FRONTAGE AND OTHERS=	0 SF
B3	SUBTRACT AREA OF EXEMPTIONS=	0 SF
B4	ADJUSTED GROSS SITE AREA (B1-B2)=	57935 SF
B5	SITE ZONE/USE=	R-1
B6	PERCENT OF 10-YEAR TREE CANOPY REQUIREMENT=	30%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4xB5)=	17381 SF
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENT REQUESTED?	NO
B9	IF B8 IS YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED=	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA=	12010 SF
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0400=	18066 SF
C3	C2x1.25=	22583 SF
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES=	0 SF
C5	C4x1.5=	0 SF
C6	TOTAL OF CANOPY AREA PROVIDED BY "HERITAGE", "MEMORIAL", "SPECIMEN" OR "STREET" TREES=	0 SF
C7	C6x1.25 OR 1.50=	0 SF
C8	CANOPY OF TREES WITHIN THE RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS=	0 SF
C9	C8x1.0=	0 SF
C10	TOTAL OF C3, C5, C7 AND C9=	22583 SF
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)=	0 SF
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS=	0 SF
D3	(D2x1.5)=	0 SF
D4	AREA OF TREE PLANTED FOR ENERGY CONSERVATION=	0 SF
D5	(D4x1.5)=	0 SF
D6	AREA OF TREE PLANTED FOR WATER QUALITY BENEFITS=	0 SF
D7	(D6x1.25)=	0 SF
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS=	0 SF
D9	(D8x1.5)=	0 SF
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES=	0 SF
D11	(D10x1.5)=	0 SF
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES=	0 SF
D13	(D12x1.25)=	0 SF
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS=	0 SF
D15	(D14x1.0)=	0 SF
D16	PERCENTAGE OF D14 REPRESENTED BY D15= (MUST NOT EXCEED 33% OF D14)	0 SF
D17	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING=	0 SF
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND? § 12-0511=	NO
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND=	0 SF
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND=	0 SF
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION=	22583 SF
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING=	0 SF
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19)=	0 SF
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED=	22583 SF

TOTAL TREE CANOPY AREA PROVIDED=22,583 SF>17,381 SF (REQUIRED), [OK]

I CERTIFY THIS PLAN MEETS BOTH THE TREE PRESERVATION TARGET (PFM 12-0501) & THE TREE CONSERVATION PLAN (PFM 12-0502) SUBMITTAL REQUIREMENTS; NO DEVIATIONS OR MODIFICATIONS TO THESE REQUIREMENTS ARE BEING REQUESTED

THIS PLAN AND COMPUTAIONS HAVE BEEN PREPARED/REVIEWED BY ISA CERTIFIED ARBORIST.

Bhandari 10/27/2015 MA-5015A
PREM K BHANDARI DATE CERTIFICATE NUMBER)

TAX MAP # 0754 02 0106
JOB NO.:
SCALE: 1"=20'
DESIGN BY:
DATE: 10/27/2015
DRAWN BY:
SHEET: 4 OF 7
CHECKED BY:

TREE PRESERVATION PLAN

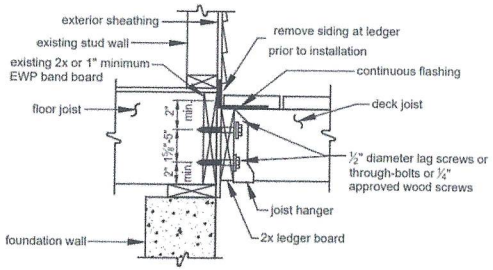
LOT 106
CLIFTON
7184 CLIFTON ROAD
MAGESTRIAL DISTRICT: SPRINGFIELD TOWN OF CLIFTON, VIRGINIA

COMMONWEALTH OF VIRGINIA
PREM K. BHANDARI
No. 015A
10/27/2015
SEAL
PROFESSIONAL

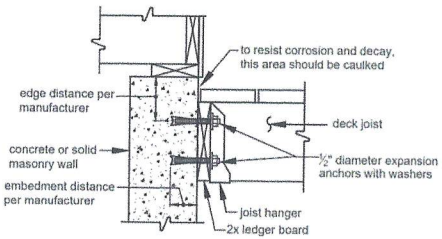
AMA ENGINEERS, LLC
3930 FENDER DRIVE, SUITE 310
FAIRFAX, VA-22030
TEL: 703-435-2151
amaengineers@yahoo.com

NO.	DATE	DESCRIPTION	BY

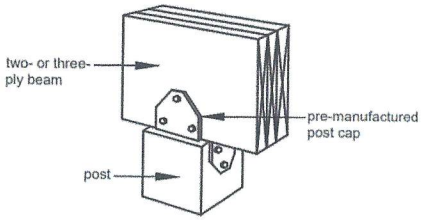
REVISION BLOCK



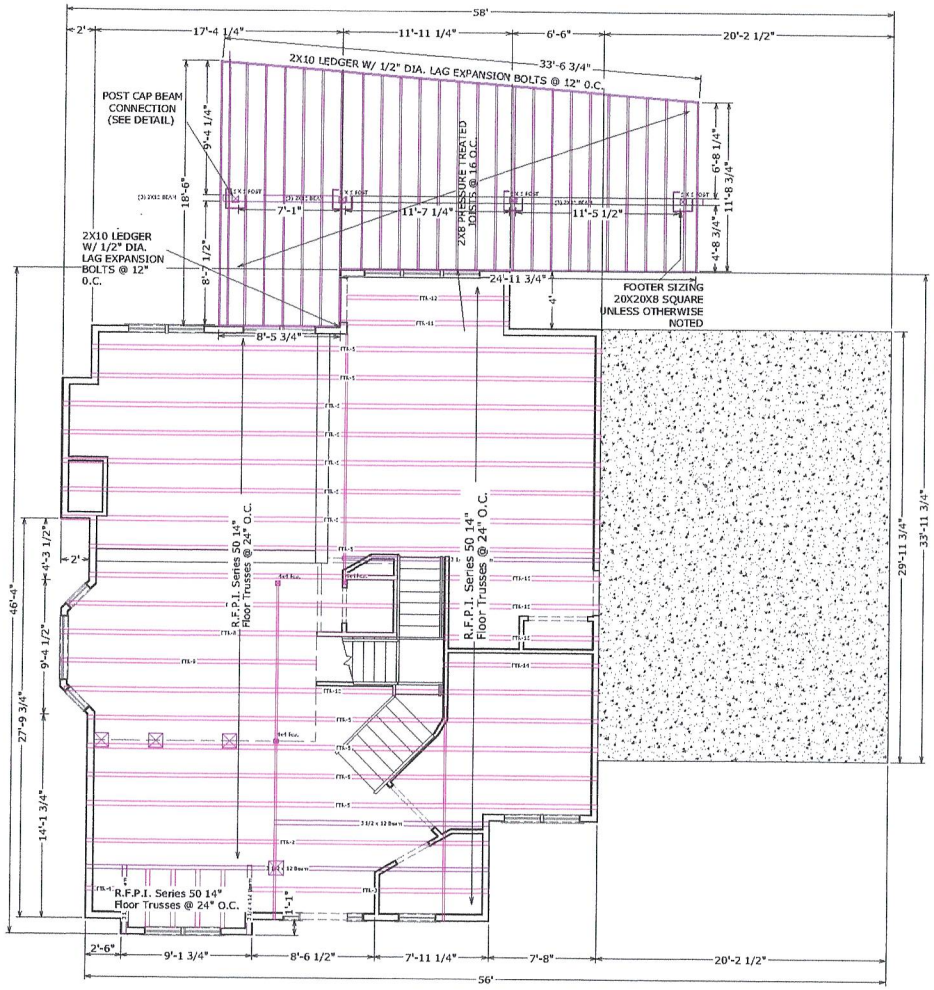
LEDGER BOARD-TO-BAND BOARD ATTACHMENT



LEDGER BOARD-TO-SOLID FOUNDATION ATTACHMENT



POST CAP CONNECTION



FRAMING PLAN - FIRST FLOOR

MC3 DESIGN

MC3 DESIGN

1775 TYSONS BLVD, 5TH FLR
MCLEAN, VA 22102

202.599.7779
JMCKENNA@MC3.DESIGN

DRAWN BY:
JOHN MCKENNA, AIA, NCARB
ARCHITECT

1775 TYSONS BLVD, 5TH FLR
MCLEAN, VA 22102

SEAL

COMMONWEALTH OF VIRGINIA
JOHN MCKENNA
Lic. No. 040101830
ARCHITECT

CODE
2015 VIRGINIA CONSTRUCTION CODE (IBC)

PROJECT

New Construction

7184 Clifton Road
Clifton, VA 20124

REVISIONS

REVISION TABLE		
#	DATE	DESCRIPTION

SHEET TITLE

FRAMING PLANS

SCALE	1/4" = 1'0"
DATE	4/20/2022
SHEET NO.	**S101**