PRELIMINARY USE PERMIT
TOWN OF CLIFTON, VIRGINIA

2.	Name of Applicant:	David L. Guglielmi	6300 Little Ox Rd, Fairfax Station, 22039
3.	Owner of Property:	Clifton Homes & Acerage, LLC	
4.	Name of Business / Organization:	N/A	
5.	Owner of Business / Organization:	N/A	
6.	Address of Premises:	7184 Clifton Road	
7.	Tax Map Number:	0754-02-0106	
8.	Attach Copy of Plat for Property:	attached	
9.	Attach Floor Plan (All Non-Residential and Home Business):	N/A	
10.	Zoning District of Premises:	Residential	
1.	Type of Use:	Residential	
11.	Purpose of the Application"	Construct New Home – Preliminary Plat Approval	
12.	If Commercial, Home Business, Agricultural or Industrial:	N/A	
12.1	Operation Description:		
12.2	Number of Employees:		
12.3	Hours of Operation:		
12.4	Number of Client visits per Day:		
12.5	Square Footage of Premises:		
12.6	Number of Off-street Parking Spaces Available		
12.7	Number of Off-street Parking Spaces Required:		
12.8	Specific Restrictions:	1. Planning Commission report recommendation is that "Town Council approve the application **subject to** the conditions set forth in Town Engineer's letter (Mr. McClellan) dated March 30, 2015". Those conditions involve Fairfax County and will be resolved once the Building Permit process begins with the County. a. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit. b. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location. c. Section 9-23.c requires approval of the ARB. 2. Required Use Permit attachments: the final preliminary plat submitted by the applicant to the Engineer and Planning Commission dated March 30, 2015; the building permit signed by the Mayor, and the plans approved by the ARB to support that it is a "preliminary use permit" for	

	construction purposes. 3. Applicant must provide proof of payment of Town Engineering invoices (remitted by Gordon on behalf of Town Engineer McClellan). 4. The Applicant must comply with the provisions of Section 9-10 (d) (1) of the Town Code with respect to the issuance of the preliminary use permit and must obtain a final Use Permit as set forth in the Town Code Section 9-10 (d)(2).
Fee Enclosed:	$250

The above use is found to be in conformity with the provisions of the Clifton Town Ordinances.

On the serving of notice by the Town Council of any violation of any such provisions or requirements with respect to any building or the use thereof, or the use of the land, this Use Permit shall become null and void as provided in the Clifton Town Ordinances, Chapter 1, Section 16 and Chapter 9, Section`14 and a new Use Permit shall be required for any further use of such building or land.

(Town Seal)	Approved by: _____ William Hollaway, Mayor

Number Prior Use Permts:	0	Date:	07/07/2015
Date of Prior Use Permits:			Town Council Approval Date: 07/07/2015
			Date of Planning Commission Recommendation: 03/31/2015; ARB COA 04/30/15
			Date of Public Hearing (s): N/A Planning Commission: Town Council:

Gordon

March 30, 2015

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road
Gordon Project Number 1620-0101 Task 124A

Dear Ms. Kalinowski:

The following comments are based on the revised plans that I received March 30, 2015 titled "Infill Lot Grading Plan Cover Sheet Lot 106 Clifton, 7184 Clifton RD" dated March 19, 2015 prepared by AMA Engineers, LLC. This plan is to construct a new single family dwelling on the existing lot which consists of 57,935 square feet. Comments 1 through 3 concerning submission to Fairfax County agencies and the ARB still apply. The remaining comments have been adequately addressed.

1. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit.
2. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location.
3. Section 9-23 c – requires approval of the ARB.

My recommendation to the Planning Commission is to recommend approval subject to the comments above. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
WILLIAM H. GORDON ASSOCIATES, INC.

Joseph W. McClellan, P.E.
Principal

cc Prem Bhandari, AMA Engineers, LLC
David L. Guglielmi, Infill by Design, LLC

Must be Attached to Permit Application for Application to be Valid
Town of Clifton, Virginia
June 19, 2015

DESCRIPTION OF WORK

For Permit Application of **David Gugliemi** dated July 6, 2015 for new single family home to be constructed at 7184 Clifton Road, Clifton, Virginia.

Description of Work:

Build new Single Family Home:

(1) **in the size and location approved by the Town of Clifton, Virginia** as shown on the **attached Preliminary Plat**, Sheets 1-7 (titled "Infill Lot Grading Plan Cover Sheer Lot 106 Clifton, 7184 Clifton Rd") prepared by AMA Engineers, LLC and received by the Town of Clifton on March 30, 2015 and dated 3/27/2015 as recommended for approval by the Planning Commission on March 31, 2015 and approved by the Town Council on July 7, 2015;

(2) **with the building design approved by the Architectural Review Board of the Town of Clifton, Virginia** as shown on the **attached Drawings**, Sheets 1-4, dated 5/31/2015, as approved by the Architectural Review Board with conditions by Certificate of Appropriateness dated April 30, 2015, with such conditions resolved on such Drawings dated 5/31/2015 with handwritten changes by the Chairman of the Architectural Review Board; and

(3) **subject to the Conditions set forth in the attached Letter dated March 30, 2015, amended July 13, 2015, to revise date of plans, from Joseph W. McClellan, P.E. of Gordon Associates, the Town Engineer for the Town of Clifton, Virginia, to the Chair of the Planning Commission**, which conditions were included by the Town of Clifton in its approval of the Application on July 7, 2015.

Any modification to such building design, size, or location, as designed or constructed, shall make the Town of Clifton approval as to Zoning and Site immediately **IMMEDIATELY NULL AND VOID** and the Permit upon which it is issued shall be **NULL AND VOID**.

Estimated Cost, House Type, and Masterfile Number are as stated on the Permit Application.

William R. Hollaway
Mayor, Town of Clifton, Virginia

Dated: July 19, 2015

PERMIT APPLICATION
Permit Application Center
12055 Government Center Parkway
Suite 230
Fairfax, Virginia 22035-5504
703-222-0801, TTY 711
www.fairfaxcounty.gov/buildingpermits

County use only

		Fee
Building #		$
Mechanical #		$
Electrical #		$
Plumbing #		$
Fire #		$
Appliance #		$

Tax Map # _____ Parent # _____ Plan # _____

Job Location
Street Address 7184 Clifton Road, Clifton, Virginia 20124
Lot Number 106 Building _____ Floor _____ Suite _____
Tenant's Name N/A Subdivision _____

Owner Information
Name Clifton Homes and Acreage LLC ☒ Owner ☐ Tenant
Address 5010 Gadsen Dr.
City Fairfax State VA ZIP 22032
Phone 703-623-4343 Email _____

Contractor Information (see back for additional contractors)
Company Name Infill by Design, LLC ☐ Same as Owner
Address 6300 Little Ox Road Contractor ID # _____
City Fairfax Station State VA ZIP 22039
Phone 703-818-2323 Email dguglielmi@yahoo.com
State Contractor's License # 2705155430-Class A BLD County BPOL # N/A

Applicant Information
Name David Guglielmi Contact ID # _____
Address 6300 Little Ox Road
City Fairfax Station State VA ZIP 22039
Phone 703-818-2323 Email dguglielmi@yahoo.com

Designated Mechanics Lien Agent (residential only)
Name _____ ☒ None Designated
Address _____
City _____ State _____ ZIP _____
Phone _____ Email _____

Description of Work
See attached sheet dated ~~7/14/2015~~ 7/19/2015 for Description of Work as approved by the Town of Clifton, Virginia. Any modification or deviation from this building design, size or location shall make this Permit Application and any Permit issued hereunder IMMEDIATELY NULL AND VOID.

Estimated Cost $ _____ House Type _____ Masterfile Number _____

I hereby certify that I have authority to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner, Master or Agent _____ Date 7/6/15
Printed Name Theo. Gourley Title Owner

COUNTY USE ONLY

Licensing _____ Health _____ Wastewater _____
Zoning [illegible] 7/19/15 Site [illegible] 7/19/15 Building _____
Approved for issuance by _____ Date _____ Fee $ _____

* See attached Sheet for Town of Clifton conditions to approval.

Contractor Information

Company Name _____

Address _____ Contractor ID # _____

City _____ State _____ ZIP _____

Phone _____ Email _____

State Contractor's License # _____ County BPOL # _____

Contractor Information

Company Name _____

Address _____ Contractor ID # _____

City _____ State _____ ZIP _____

Phone _____ Email _____

State Contractor's License # _____ County BPOL # _____

Contractor Information

Company Name _____

Address _____ Contractor ID # _____

City _____ State _____ ZIP _____

Phone _____ Email _____

State Contractor's License # _____ County BPOL # _____

BPOL Exemption

I certify that in accordance with Section 4-7.2-3(G) of the Fairfax County Code, a contractor listed on this permit application is exempt from current business license tax based on the prior year gross receipts attributed to their business.

Name _____ ☐ Contractor ☐ Agent

Signature _____ Date _____

Routing Information

The boxes below, completed by your permit technician, indicate the county agencies and their corresponding addresses that must sign-off on your application prior to permit issuance.

☐ **Zoning:** Herrity Building, Suite 250. *Zoning will review your project for compliance with the Zoning Ordinance. For permit applications in the town of Vienna, you must start your process at the Vienna town hall, 127 Center Street South.*

☐ **Site and Addressing Center:** Herrity Building Information Center, Suite 230. *The Site and Addressing Center will ensure your project complies with site-related ordinances and regulations such as the Chesapeake Bay Preservation Ordinance.*

☐ **Cashier:** Herrity Building, Suite 236. *The cashier accepts most fees in the form of cash, check or Discover Card only. You may incur additional fees during the permit review process, and thus may need to visit the cashier again prior to Log-out.*

☐ **Health Department:** Kelly Square, 10777 Main Street, Fairfax. *The Health Department reviews permit applications for properties with a well or septic system, food service establishments, hotels, private schools and some daycare centers.*

☐ **Residential Walk-Through:** Herrity Building, Suite 230. *While you wait, the Residential Walk-Thru counter reviews construction plans for small residential projects to ensure compliance with the building code.*

☐ **Building Plan Review:** Herrity Building, Suite 324. *Building Plan Review ensures construction plans for your large residential or commercial projects meet the provisions of the building code and applicable referenced standards.*

☐ **Wastewater:** Government Center, 12055 Government Center Parkway, Suite 358, Fairfax. *Wastewater reviews projects which involve public sewer, such as building a new home or adding fixture units in a commercial space.*

☐ **Log-out:** Herrity Building Information Center, Suite 230. *As your last stop, the technicians in Log-out review your complete submission package, ensure all the appropriate agencies have signed-off and print your permit.*

CLIFTON ARCHITECTURAL REVIEW BOARD
TOWN OF CLIFTON, VIRGINIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Tonight

DATE OF APPLICATION: 2/13/15

NAME OF APPLICANT OR AGENT: DAVID GUGLIELMI, PROPOSED USER

ADDRESS: 6300 LITTLE OX RD, FAIRFAX STATION VA 22039

TELEPHONE: (day) 703 623 4343 (evening) 703 623 4343

LOCATION OF PROPERTY INCLUDING STREET ADDRESS AND TAX MAP NUMBER:
7184 CLIFTON RD, TAX MAP 0754 02 0106

GENERAL DESCRIPTION OF PROPOSAL: CONSTRUCT NEW SINGLE FAMILY HOME AND INSTALL NEW DRAINFIELD, GATEHOUSE. THE PROPERTY SHALL BE USED AS A SINGLE FAMILY HOME. THE PROPERTY IS CURRENTLY OWNED BY CLIFTON HOMES AND ACREAGE LLC.

ATTACHMENTS:
- [x] APPLICATION FEE*
- [x] SEVEN (7) COPIES 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

SIGNATURE OF APPLICANT OR AGENT — DATE 2/13/15

CERTIFICATE ISSUED: YES [x] NO [ ] with conditions noted
(When marked "YES" and signed, this document becomes the "Certificate of Appropriateness")

BY: CHAIRMAN, ARB — DATE 4.30.15

ARB MEMBERS' INITIALS: DRN (yes) PTP (yes) (yes) (yes) (yes) (yes)

CONDITIONS:

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

*Application fee: $10.00 payable to the Town of Clifton except new home or commercial construction shall be $250.00 and any6 actual costs of review fees incurred, including consultant's fees and other costs set forth in Virginia State Code Section 15.2-2286.A.6.

Signed Certificate of Appropriateness does not constitute a Building Permit or authorization to proceed with any construction.

- Detail porch with extended roof in line w/ typical Clifton
- Railing detail
- Bay window detail
- Remove transom window
- Change window over front door to no sidelights
- Show up side to bay window
- 5" exposure smooth siding
- Specify window trim flat
- All wood windows
- Front porch column detail

Revised by Clifton ARB 01/24/2002

Gordon

March 30, 2015
Amended July 13, 2015 to revise date of plans.

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road
Gordon Project Number 1620-0101 Task 124A

Dear Ms. Kalinowski:

The following comments are based on the revised plans that I received March 30, 2015 titled "Infill Lot Grading Plan Cover Sheet Lot 106 Clifton, 7184 Clifton RD" dated March 19, 2015 and revised to March 27, 2015 prepared by AMA Engineers, LLC. This plan is to construct a new single family dwelling on the existing lot which consists of 57,935 square feet. Comments 1 through 3 concerning submission to Fairfax County agencies and the ARB still apply. The remaining comments have been adequately addressed.

1. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit.
2. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location.
3. Section 9-23 c – requires approval of the ARB.

My recommendation to the Planning Commission is to recommend approval subject to the comments above. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
WILLIAM H. GORDON ASSOCIATES, INC.

Joseph W. McClellan, P.E.
Principal

cc Prem Bhandari, AMA Engineers, LLC
David L. Guglielmi, Infill by Design, LLC

Gordon

March 30, 2015
Amended July 13, 2015 to revise date of plans.

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road
Gordon Project Number 1620-0101 Task 124A

Dear Ms. Kalinowski:

The following comments are based on the revised plans that I received March 30, 2015 titled "Infill Lot Grading Plan Cover Sheet Lot 106 Clifton. 7184 Clifton RD" dated March 19, 2015 and revised to March 27, 2015 prepared by AMA Engineers, LLC. This plan is to construct a new single family dwelling on the existing lot which consists of 57,935 square feet. Comments 1 through 3 concerning submission to Fairfax County agencies and the ARB still apply. The remaining comments have been adequately addressed.

1. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit.
2. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location.
3. Section 9-23 c – requires approval of the ARB.

My recommendation to the Planning Commission is to recommend approval subject to the comments above. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
WILLIAM H. GORDON ASSOCIATES, INC.

Joseph W. McClellan, P.E.
Principal

cc Prem Bhandari, AMA Engineers, LLC
David L. Guglielmi, Infill by Design, LLC

Gordon

March 2, 2015

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road
Gordon Project Number 1620-0101 Task 124A

Dear Ms. Kalinowski:

The following comments are based on the revised plans that I received March 9, 2015 titled "Infill Lot Grading Plan Cover Sheet Lot 106 Clifton, 7184 Clifton RD" dated February 11, 2015 prepared by AMA Engineers, LLC. This plan is to construct a new single family dwelling on the existing lot which consists of 57,935 square feet. Comments 1 through 3 concerning submission to Fairfax County agencies and the ARB still apply. Comments 4, 5, 6, 8, 10, 11, and 12 from the previous letter were adequately addressed.

1. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit.
2. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location.
3. Section 9-23 c – requires approval of the ARB.
4. Former comment 7 Section 11-15 a. 4. A.
    a. v. – Dimensions and materials of the driveways. The plans have been modified to reflect that the gravel driveway is to be covered in asphalt, however the driveway is not dimensioned, nor is the typical section of the driveway reflected.
5. Former comment 9. Velocity of the water leaving the culvert is 9.1 fps, the plans indicate "Rip-rap is provided along the ditch, no outfall protection required". Provide limits of rip rap to insure against erosion of the channel.
6. New Comment. The drawings that were provided are not to scale, please provide the appropriate numbers to the Planning Commission and one to this office for our records.
7. New Comment. Prior to approval of the plans, they will need to be signed and sealed by a licensed engineer in accordance with 18VAC10-20-760 of the Virginia Administrative Code. This requires an original signature and seal on the cover sheet of the drawings.

My recommendation to the Planning Commission is to request modifications to the plans prior to recommending approval subject to the comments above. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,
WILLIAM H. GORDON ASSOCIATES, INC.

Joseph W. McClellan, P.E.
Principal

cc Prem Bhandari, AMA Engineers, LLC
David L. Guglielmi, Infill by Design, LLC

Gordon

February 23, 2015

Ms. Katherine Kalinowski, Chair
TOWN OF CLIFTON
PLANNING COMMISSION
P.O. Box 126
Clifton, Virginia 20124

RE: 7184 Clifton Road
Gordon Project Number 1620-0101 Task 124A

Dear Ms. Kalinowski:

The following comments are based on plans that I received February 18, 2015 titled "Infill Lot Grading Plan Cover Sheet Lot 106 Clifton, 7184 Clifton RD" dated February 11, 2015 prepared by AMA Engineers, LLC. This plan is to construct a new single family dwelling on the existing lot which consists of 57,935 square feet.

1. The plan must be submitted to Fairfax County DPWES Site Development Services for Erosion and Sediment control review, for compliance with Chapter 124 of the Fairfax County Code, and for a VSMP permit.
2. The applicant must receive approval of the plan from the Fairfax County Health Department for construction of the drainfield and a new well location.
3. Section 9-23 c – requires approval of the ARB.
4. The note on the Cover sheet reflects that the subdivision of the lot was approved by Fairfax County in 2013. The purpose of this note is to insure that the application lot is a legal lot, this necessitates the original recording information.
5. Section 9-19.c.4 defines how the grade for measuring building height is established. "For the purpose of calculating maximum building height, grade is determined by the lowest ground elevationat eight (8) feet from the building wall." The applicant has used the average grade around the building.
6. The "Class IVB Soil Certification" statement indicates that there are no walls over 6 feet in height, but the plan reflects a top of wall (TW) elevation of 263.0 and bottom of wall elevation (BW) of 256.5 in one location and TW 265.0 and BW 257.0 in another.
7. Section 11-15 a. 4. A.
    a. ii – Departing property lines are typically part of the boundary survey.
    b. v. – Dimensions and materials of the driveways. Plans reflect a gravel driveway, but there is no indication of the typical section.
8. Intensity values used in the storm calculations should be based off of Table 6.6 of the Fairfax County Public Facilities Manual.
9. Applicant should demonstrate the adequacy of the existing driveway culvert and determine if outfall protection is necessary.
10. The name and centerline of the roadway should be shown on the plans.
11. The plan reflects a proposed gatehouse, with dimensions of 14 x 14. There is an 8 foot elevation difference across the width of this structure, but there is no grading shown, nor is a finished floor shown.
12. The existing grades along the driveway in the vicinity of the well exceed the max 15% allowed by the ordinance.

My recommendation to the Planning Commission is to approve the application subject to the comments above and approvals of the ABR, DPWES, and the Fairfax County Health Department.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

Joseph W. McClellan, P.E.
Principal

cc Prem Bhandari, AMA Engineers, LLC
David L. Guglielmi, Infill by Design, LLC