

TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12702 Chapel Road		Date: [Month / Year] MAY 2025	
1. Type of Permit:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
	<input type="checkbox"/> Preliminary Site Plans Attached	<input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Special Use	<input type="checkbox"/> Subdivision (Code Chapter 10)	<input type="checkbox"/> Boundary Line Adjustment/Lot Consolidation (Code 10-57 to Code 10-59)
	<input type="checkbox"/> Restaurant		<input type="checkbox"/> Public Use
	<input type="checkbox"/> Bed & Breakfast		
	<input type="checkbox"/> Multi-Family		
2. Name of Applicant: DAVIS REEDER HALL IV			
Mailing Address: 4208 EVERGREEN LANE SUITE 235 ANNANDALE, VA 22003			
Phone: 571-437-1764			
Email Address: RHALL@TOWNANDCOUNTRYANIMALH.COM			
3. Name of Property 12702 CHAPEL ROAD, LLC			
Owner (if different):			
Mailing Address: 4208 EVERGREEN LANE SUITE 235 ANNANDALE, VA 22003			
4. Name of Business / Organization: Animal Clinic of Clifton			
5. Owner of Business / Organization: DAVIS REEDER HALL IV			
6. Tax Map Number: 0754 02 0027			
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.		<input checked="" type="checkbox"/> Plat Attached	

8. Attach Floor Plan to Scale (non-residential & home business):					<input checked="" type="checkbox"/> Floor Plan Attached
9. Zoning District of Premises:	<input type="checkbox"/> Residential (Code 9-19)	<input checked="" 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: Change of ownership. Hours of operation and number of employees are unchanged					
10. If Commercial, Home Business, Agricultural or Industrial: Commercial					
11. Describe Operation: Unchanged. Veterinary "Professional." Care of Small animals. No retail sales					
11.a. If Non-Residential - Office Use: 2155 SF or Retail/Restaurant Use: _____ SF					
11.b. Days & Hours of Operation (include special events): Unchanged. M-F 8am to 8pm Saturday 8am to 6pm, Sundays 8am to 5pm. By appointment					
11.c. Number of Employees on Site at any One Time: 4					
11.d. Number of Seats (Restaurant/Church): Total: N/A. If applicable, provide number of seats located inside: _____ and; Outside: _____					
11.e. Gross Floor Area (GFA) of Building or /Premises: 2155 SF (Code 9-13) Net Gross Floor Area if more than one use in building: N/A SF If applicable, GFA devoted to carry-out service within restaurant: N/A SF					
11.f. Number of Off-street Parking Spaces Required: 8 (Code 9-13) office use					
11.g. Number of Off-street Parking Spaces Provided* (attach parking plan to scale with dimensions identifying existing and proposed parking spaces): 14					
11.h. Gross Floor Area of Dwelling (Home Business Only): N/A SF					
12. Application Fee Enclosed: (Fee schedule in Filing Instructions) \$ 75 <sup>00</sup>					

\*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: [Signature] 14 DATE: 4/10/25

PROPERTY OWNER SIGNATURE: [Signature] 14 DATE: 4/10/25

**FOR TOWN USE ONLY**

RECEIPT DATE: \_\_\_\_\_ DATE APPLICATION ACCEPTED: \_\_\_\_\_

APPLICATION FEE PAID: \$ \_\_\_\_\_

APPROVED  DISAPPROVED

PLANNING COMMISSION: \_\_\_\_\_  
SIGNATURE PRINT

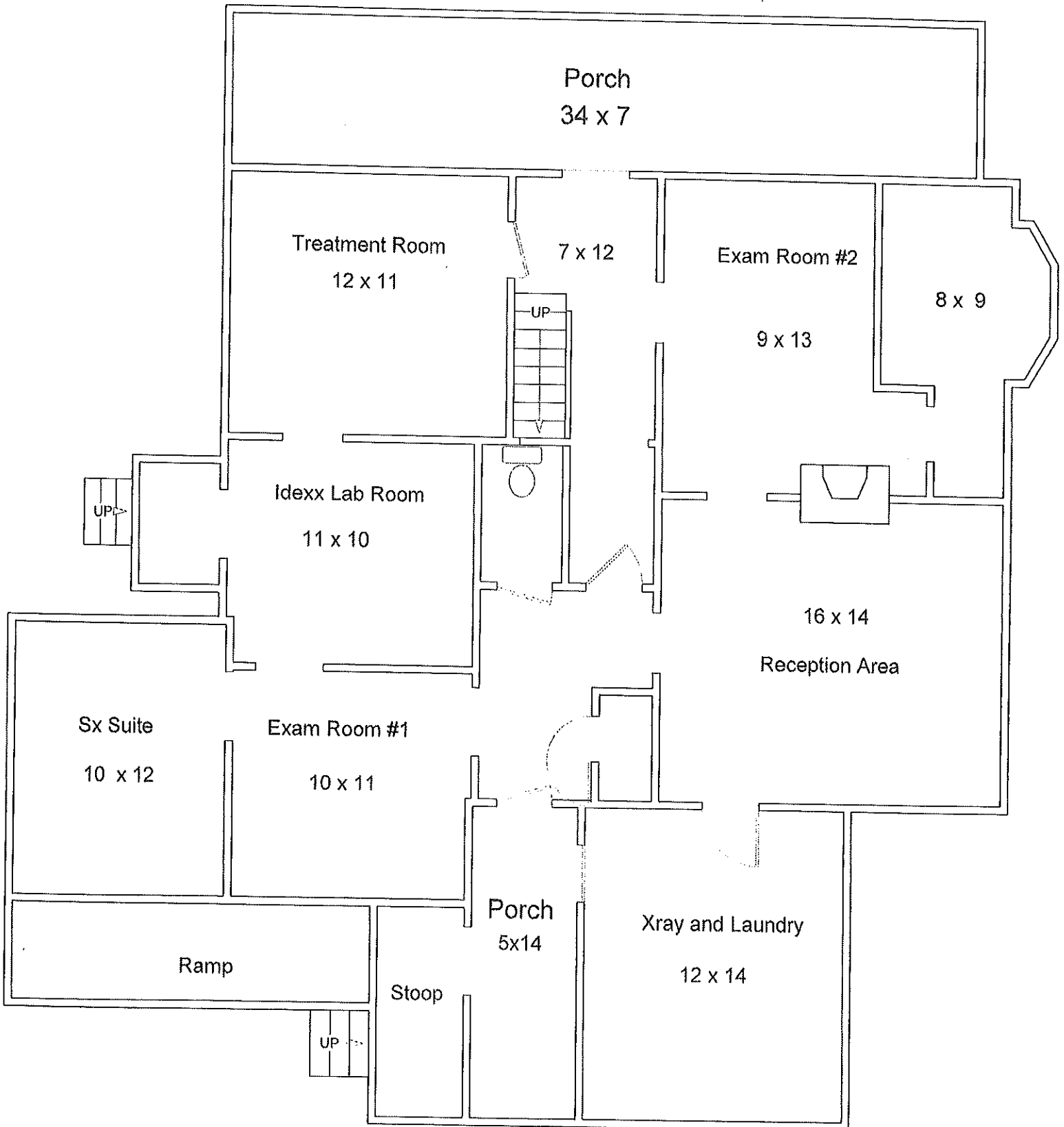
CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED  DISAPPROVED

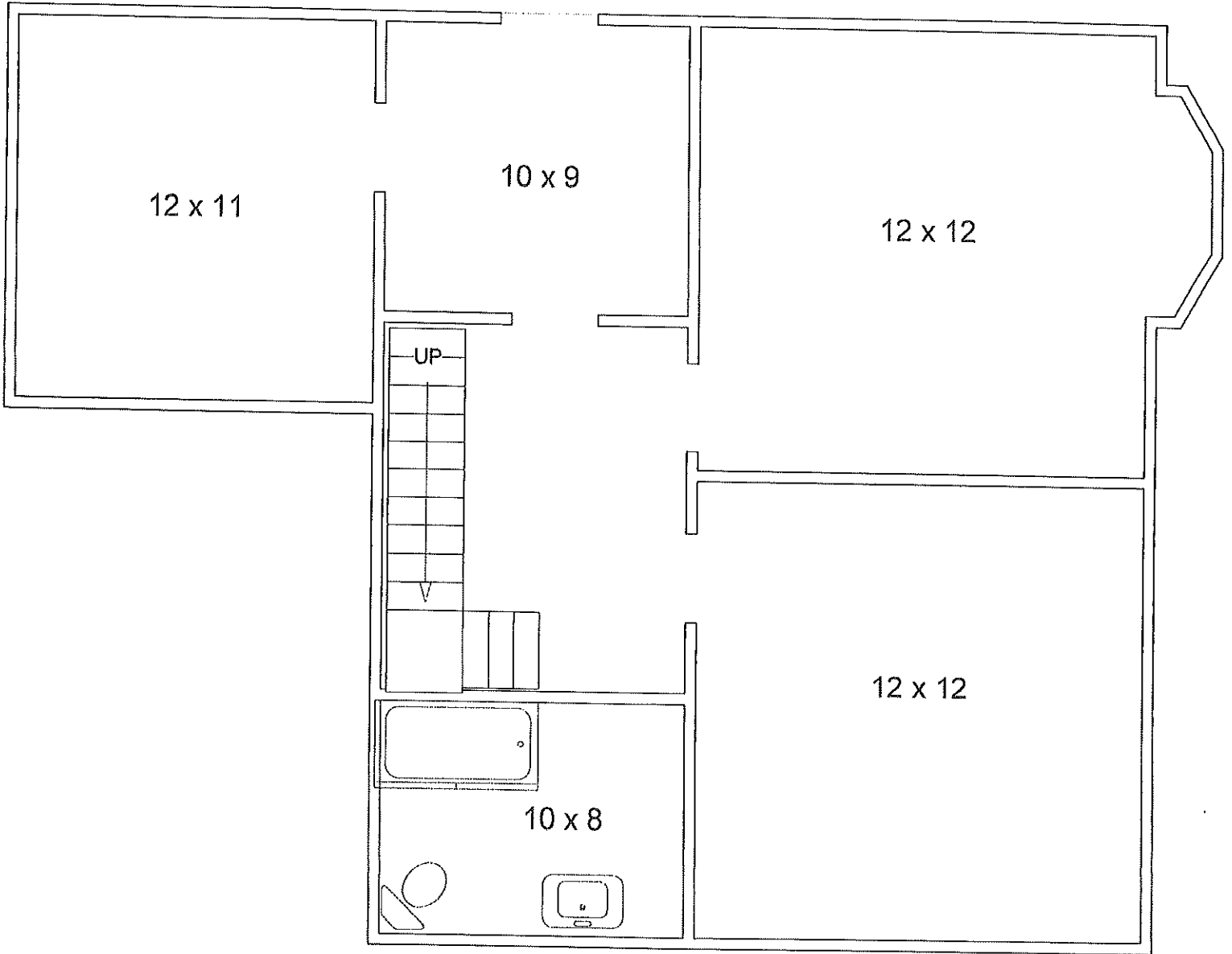
TOWN COUNCIL: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

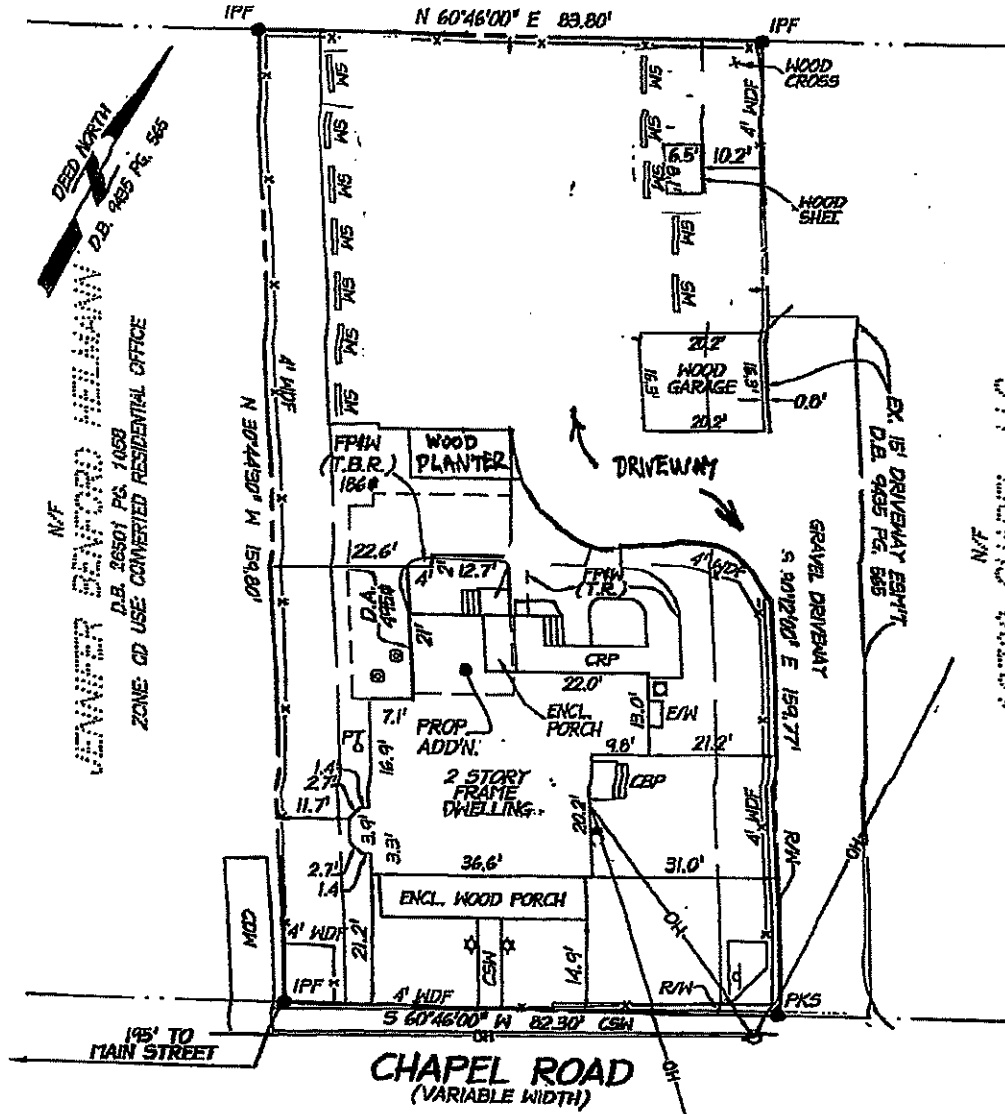
# First Floor Plan



# Second Floor Plan



SOUTHERN RAILWAY



**LEGEND**

- |                               |                            |
|-------------------------------|----------------------------|
| IPF IRON PIPE FOUND           | ⊗ AIR CONDITIONING UNIT    |
| PKS PK NAIL SET               | □ CLEAN OUT                |
| ADD'N. ADDITION               | ⊙ ELECTRIC METER           |
| CBP COVERED BRICK PORCH       | ☆ LIGHT POLE               |
| CDW CONCRETE DRIVEWAY         | ⊗ POWER POLE WITHOUT LIGHT |
| CRP CONCRETE RAMP             | ⊙ SANITARY MANHOLE         |
| CSW CONCRETE SIDEWALK         | ⊕ SIGN                     |
| D.A. DISTURBED AREA           | —OH— OVERHEAD UTILITY      |
| ENCL. ENCLOSED                | —WDF— WOOD FENCE           |
| ESIT' EASEMENT                |                            |
| E/W EGRESS WELL               |                            |
| FPW FLAGSTONE PATIO & WALKWAY |                            |
| PROP. PROPOSED                |                            |
| PT PROPANE TANK               |                            |
| R/W RETAINING WALL            |                            |
| T.B.R. TO BE REMOVED          |                            |
| T.R. TO REMAIN                |                            |
| WS WHEEL STOP                 |                            |



BUILDING ADDITION PERMIT PLAT  
THE PROPERTY OF  
**CHAPEL ROAD, LLC**  
DEED BOOK 21743 PAGE 1074  
TOWN OF CLIFTON  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 20' DATE: FEBRUARY 1, 2021  
LDC # 13224-1-0 DRAWN: JAH

**NOTES**

1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.
3. ADDRESS: 12702 CHAPEL ROAD



LAND DESIGN CONSULTANTS  
455 DASY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-620-4555 FX: 703-620-4775

P:\NPT 2021\13224-1-0 Chapel Road - 12702 SURVEY\13224\_HLS.dwg

# SOUTHERN RAILWAY

IPF

N 60°46'00" E 83.80'

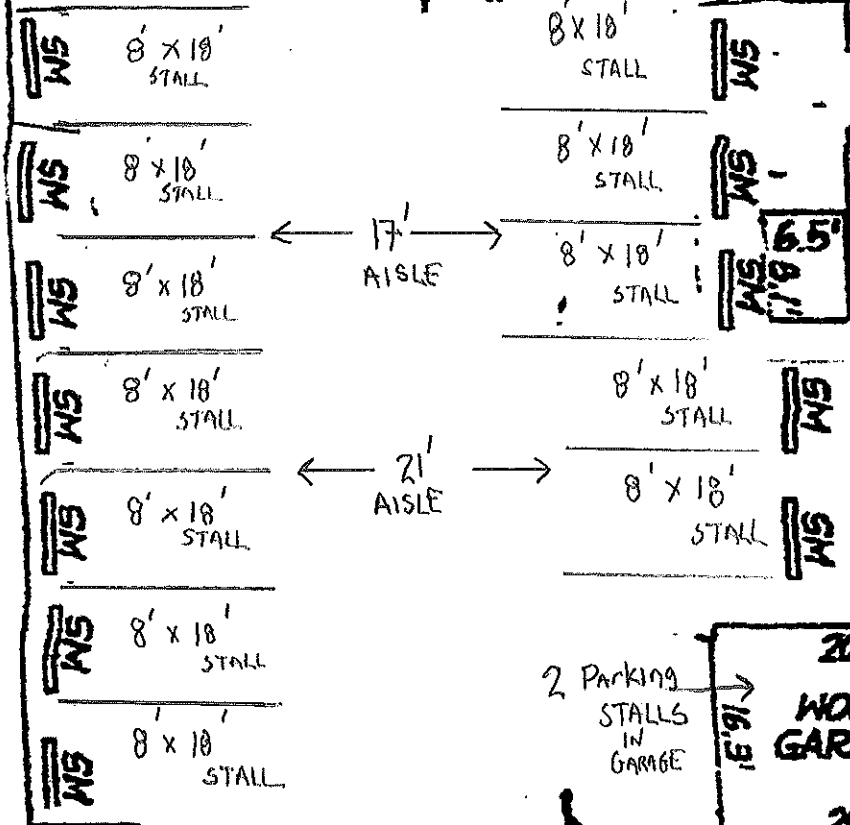
IPF

WOOD CROSS

WOOD SHEET

N 30°44'30" W 159.80'

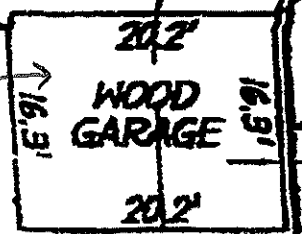
4' WDF



10.2'

4' WDF

2 Parking STALLS IN GARAGE



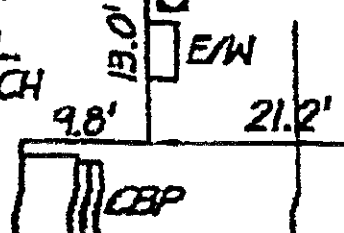
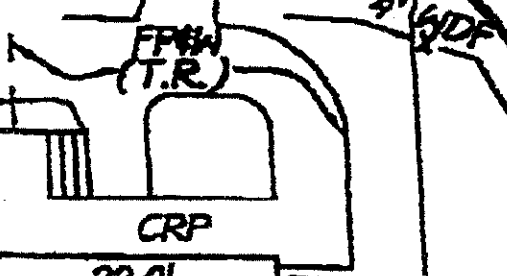
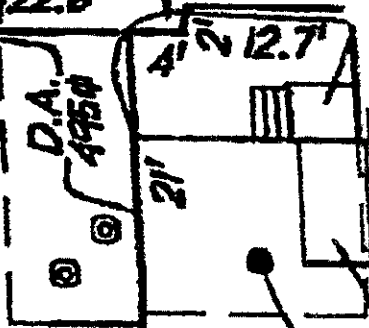
0.8'

DRIVEWAY

GRAVEL DRIVEWAY

S 20°12'00" E 159.77'

D.B. 9435 PG. 665



PT 6

2 STORY FRAME

CRP

