

PLANNING COMMISSION REPORT June 28, 2016

Present: Kathy Kalinowski, Mac Arnold, Jennifer Heilmann, Patrick Pline, Terry Winkowski; Absent: Susan Yantis, Michelle Stein

1. Last month, based on the review of a use permit application for construction of a detached garage/carriage house at the Pline residence located at 7203 Main Street by the Planning Commission and the Town Engineer, Joe McClellan, the Planning Commission recommended that the Town Council issue a preliminary use permit in order to allow construction to begin, with the condition that the applicant must submit the plan 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, as set forth in the letter by Mr. McClellan dated June 1, 2016, a copy of which was attached. At the time of this recommendation, it was believed that two lots were located at 7203 Main Street and the Town Council requested consolidation of the lots prior to any action. Upon additional review by the Planning Commission and Mr. McClellan, it is clear that only one lot has existed at that address since 1996 and it is unclear why or how this mistake was made. In the Zoning Map of the Town of Clifton in both the Town Plan of 1996 and 2006 (which was prepared by the Northern Virginia Planning District Commission for the Town), it is clear that only one lot is located at 7203 Main Street. The Fairfax County records with respect to this property indicate that only lot is taxed at that location. In addition, the deed description contained in the May 25, 2016 Commitment for Title for this property and the attached 2011 survey for the property, indicate only one lot. This lot is consistently referred to as Lot 0086A. Therefore, we would recommend that the Town Council approve the Planning Commission's recommendation that a preliminary use permit for construction be issued as set forth above.
2. Recommend approval of the use permit application for an office for Anthony Reid & Associates, LLC, located at Suite 112, 12644 Chapel Road, for tax preparation and booking business, for hours Sunday through Saturday, 9AM to 10 PM, with the allocation of one parking space on the premises.
3. Recommend approval for two businesses, for office space for Clifton Water Works LLC, and Agri Chemical LLC, by Matthew Brooks, located at the same premises, Suites 204, 206, 208 at 12644 Chapel Road, for the purpose of water testing and analysis, with times and hours of operation to be Sunday through Saturday, 9AM to 10 PM and the allocation of 3 parking spaces for the premises.
4. Recommend approval for construction of a shed at 7157 Main Street based on the application by James Stoffelen and the attached plat indicating that the setbacks of the proposed shed are greater than 10 feet for each side and 10 feet

for the rear of the property line and with the condition that the ARB approves the construction of the shed.