

TOWN OF CLIFTON, VIRGINIA

Use Permit Application

Property Address: 12702 Chapel Road		Date: [Month / Year] May 2024		
1. Type of Permit:	<input type="checkbox"/> Construction	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	<input type="checkbox"/> Home Business (Code 9-19.c1)
	<input type="checkbox"/> Preliminary Site Plans Attached	<input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail		
	<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"/> Public Use
	<input type="checkbox"/> Restaurant			
	<input type="checkbox"/> Bed & Breakfast			
	<input type="checkbox"/> Multi-Family			
2. Name of Applicant: Robert and Ylva Ihrig				
Mailing Address: PO Box 140 Clifton Va 20124				
Phone: 703 - 850 - 6665				
Email Address: domsten@msn.com				
3. Name of Property Owner (if different): Chapel Road LLC				
Mailing Address: PO Box 140 Clifton, VA 20124				
4. Name of Business / Organization: Animal Clinic of Clifton				
5. Owner of Business / Organization: Ylva Ihrig				
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"/> Church, Park, Community Building		<input type="checkbox"/> Industrial (Code 9-22)
	<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: Amend the Animal Clinic of Clifton's parking spot requirements to match "office" space requirements. We are a "professional" service that sees clients and patients by appointment only. We offer NO retail sales, no pet/animal supplies or walk-in services. We have also expanded the parking layout to 14 spaces			
10. If Commercial, Home Business, Agricultural or Industrial: Commercial			
11. Describe Operation: Veterinarian "Professional" providing medical care to small animals, cats and dogs, by appointment only. We do not sell pet/animal supplies nor do we offer "retail" purchases.			
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, Sunday 8am to 5pm. By Appointment only			
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"			
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 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: [Signature] DATE: 5/7/24

PROPERTY OWNER SIGNATURE: [Signature] DATE: 5/7/24

FOR TOWN USE ONLY

RECEIPT DATE: _____ DATE APPLICATION ACCEPTED: _____

APPLICATION FEE PAID: \$ _____

APPROVED DISAPPROVED

PLANNING COMMISSION: _____
SIGNATURE _____ PRINT _____

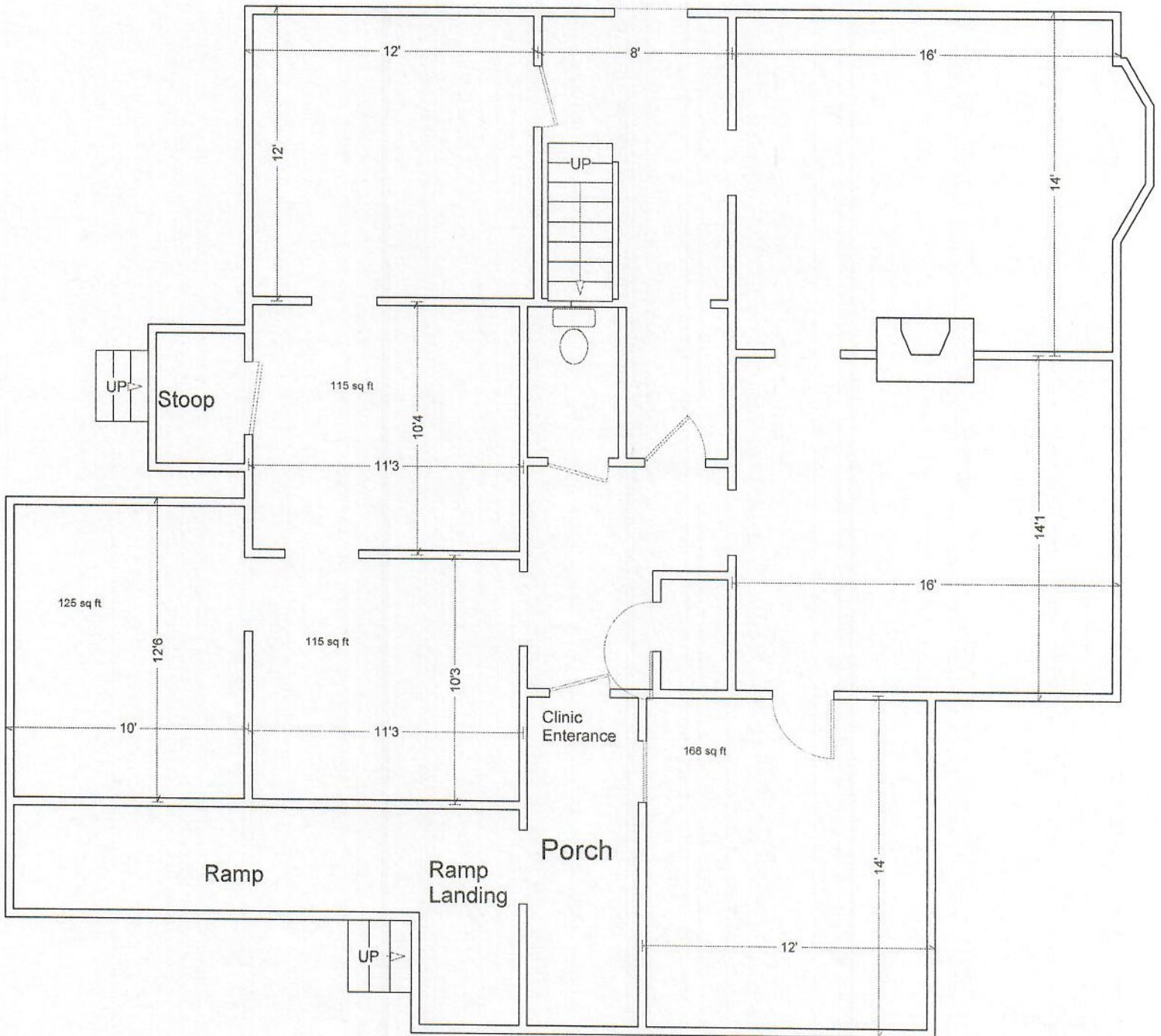
CONDITIONS: _____

APPROVED DISAPPROVED

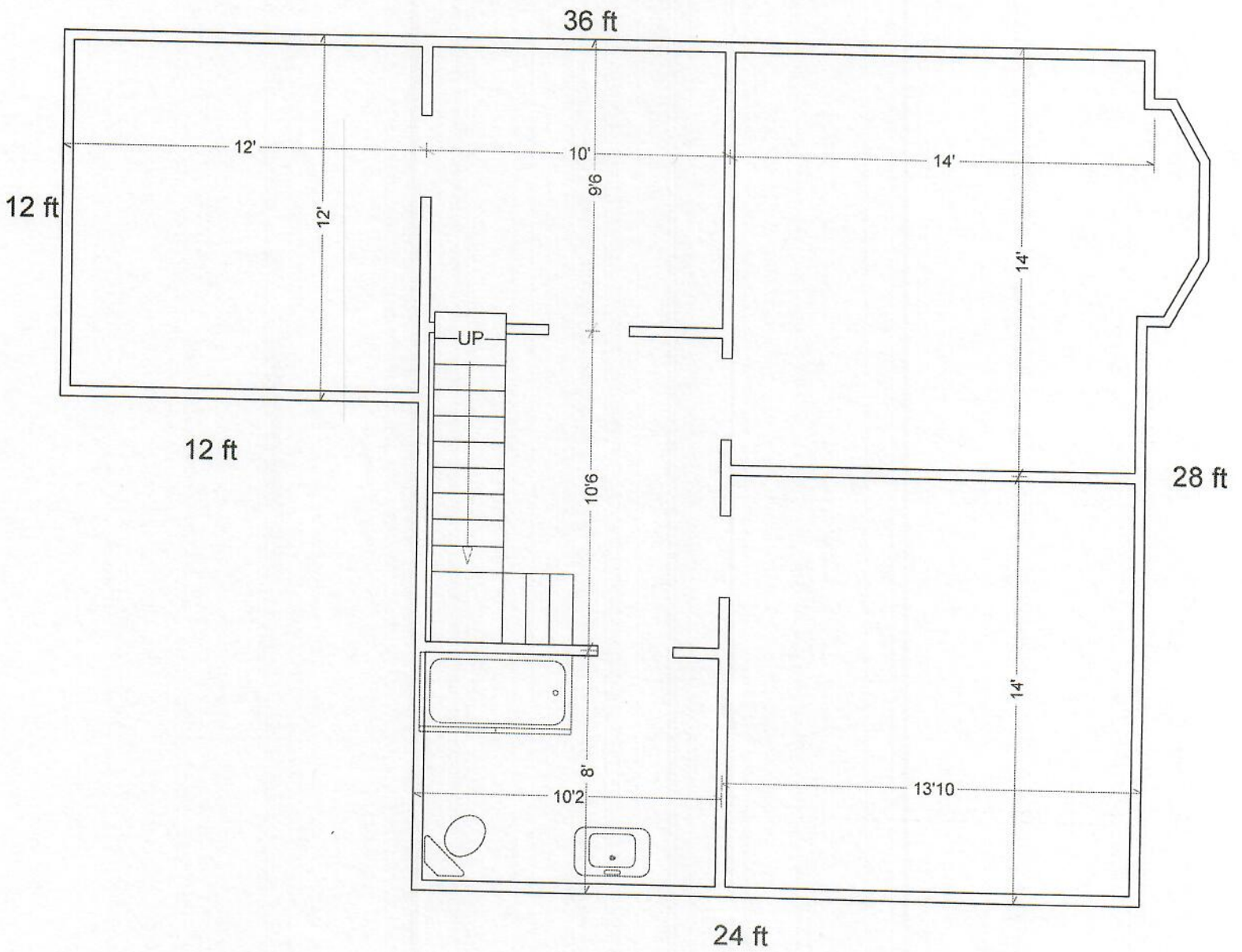
TOWN COUNCIL: _____
SIGNATURE _____ PRINT _____

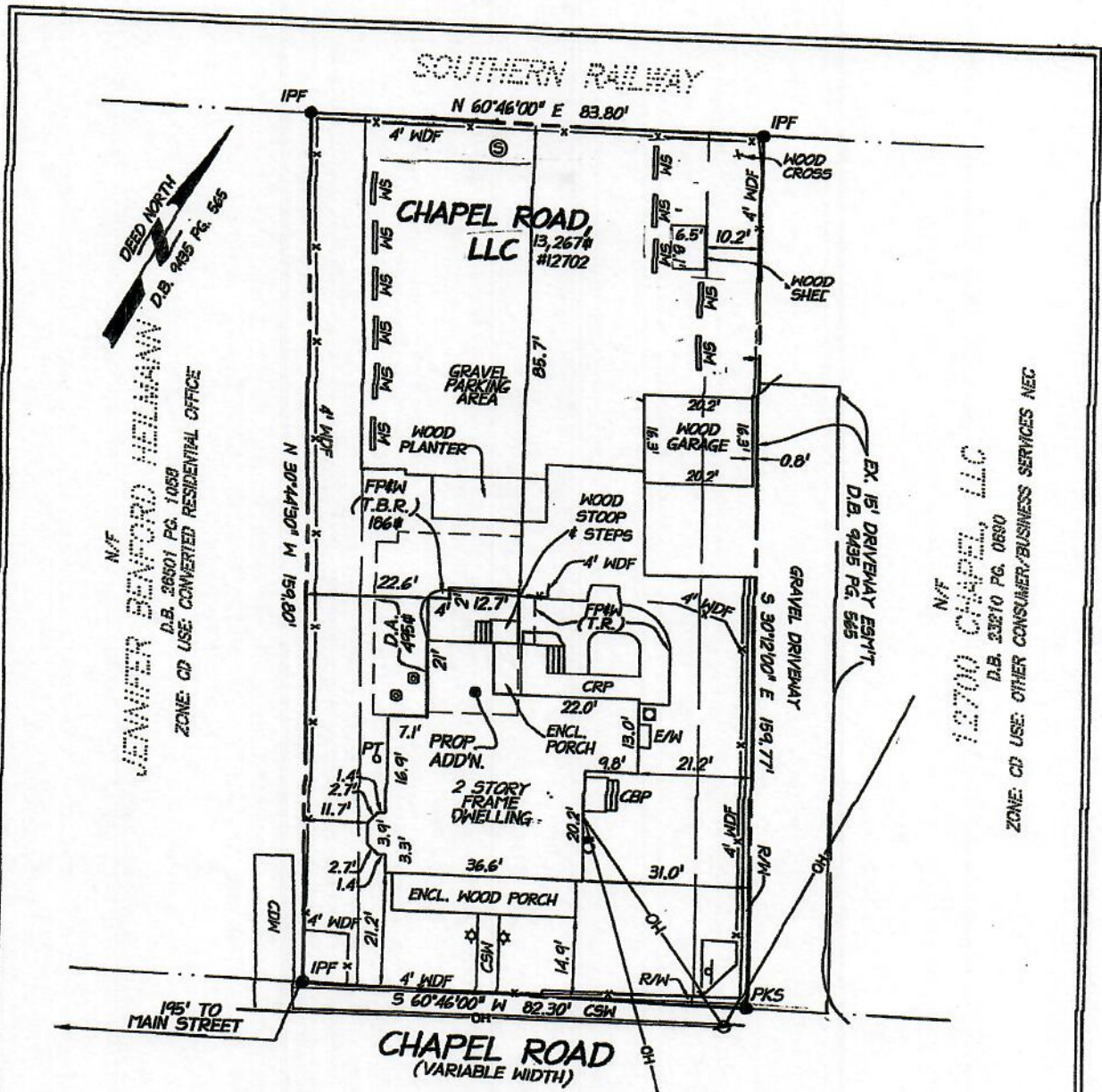
CONDITIONS: _____

First Floor Plan 1339 sq ft



Second Floor Plan 816 SQ FT





DEED NORTH
D.B. 9455 PG. 565

JENNIFER SEAFORD HELLMAN
D.B. 38801 PG. 1089
ZONE: CD USE CONVERTED RESIDENTIAL OFFICE

N/F
D.B. 9455 PG. 565

EX. 15' DRIVEWAY ESMT

N/F
D.B. 23810 PG. 0680
12700 CHAPEL, LLC

ZONE: CD USE OTHER CONSUMER/BUSINESS SERVICES NEC

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 |
| ESMT | 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: JLM

NOTES

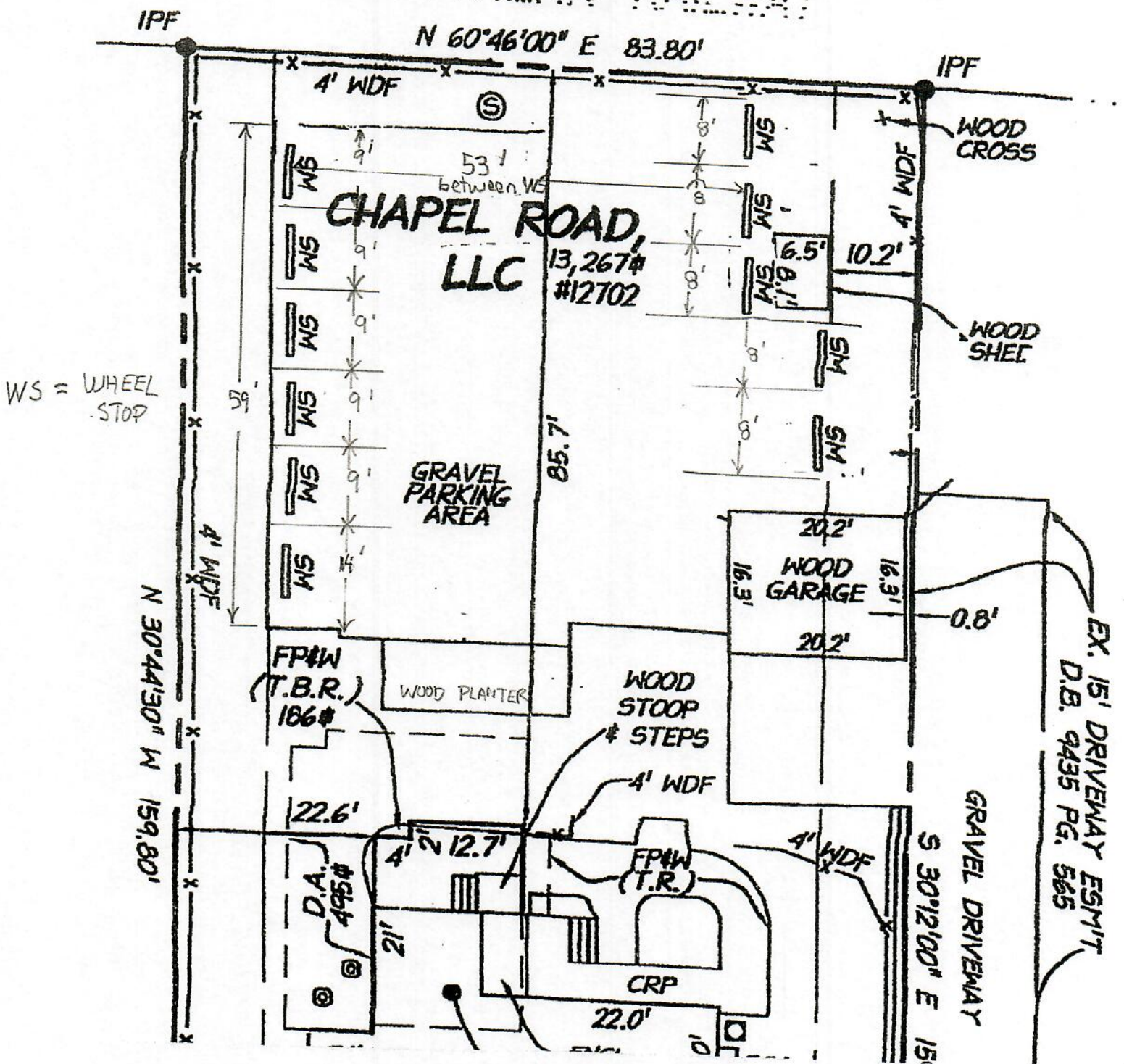
1. NO TITLE REPORT FURNISHED.
2. THE IMPROVEMENTS SHOWN DO NOT LIE WITHIN A H.U.D. DESIGNATED AREA OF SPECIAL FLOOD HAZARD.
3. ADDRESS : 12702 CHAPEL ROAD



LAND DESIGN CONSULTANTS
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4585 FX: 703-680-4775

P:\PT 2019\13224-1-0 Chapel Road - 12702 SURVEY\VL 513224_HLS.dwg

SOUTHERN RAILWAY



Left side:
 6 SPOTS ARE SHOWN ON PLAT. WHEEL STOPS ARE RELOCATED CREATING 6 8' STALLS AND 1 11' STALL
7 STALLS

MINIMUM WIDTH OF AISLE 17 FT
 ALL STALLS ARE A MINIMUM OF 18 FT DEEP

Right side:
 5 x 8' WIDE PARKING STALLS
 2 SPOTS W/IN GARAGE
7 STALLS

