



**CLIFTON TOWN PLANNING COMMISSION
TUESDAY, APRIL 30, 2024, 7:00 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VA 20124**

Order of Business:

1. Residential Application:
 - a. 12847 Redbird Ridge | Preliminary Use Permit for Construction.
 - b. 12631 Water Street | Preliminary Use Permit for Construction.
2. Comprehensive Town Plan – Update.
3. Approve Previous Meeting Minutes.
4. Adjournment.

PLANNING COMMISSION REPORT AND MINUTES for April 30, 2024: in person

Present: Terry Winkowski, Michelle Stein, Jay Davis, Adam Trost, Kathy Kalinowski, Paula Sampson Absent: Susan Yantis

1. The Planning Commission reviewed the request by Caryn and Jim Franca for a preliminary use permit for construction of deck and porch extensions of 6 feet to the existing deck and porch, at 12631 Water Street, a residential property owned by the Francas. The resulting extensions meet all setback requirements, ARB approval has been obtained, and there are no changes to building heights. The recommendation is to approve the preliminary use permit for construction of the porch extension this property, as set forth in the attached plans and in accordance with the ARB Certificate of Appropriateness, and with the condition that the applicant must apply within two years for a final use permit and provide copies of all building permits and construction in accordance with the COA.
2. The Planning Commission reviewed a request by Paul and Marilyn Stoney for a preliminary use permit for the construction of an addition to house an elevator, at 12847 Redbird Ridge, a residential property owned by the Stoneys. The construction of the addition will result in approximately 1300 square feet of land disturbing activity. The recommendation is to approve the preliminary use permit for construction of the addition in accordance with the plans, with the issued COA, and with the condition that the applicant must apply within two years of issuance of the preliminary use permit for a final use permit and show that construction was in accordance with the approved plans and COA and provide copies of all building permits.

