







4. Is the use currently open for business?  Yes  No Note: this is a residential condominium

If the use is closed, provide the date closed. \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
month day year

5. Describe any proposed changes to the conditions of the special use permit:  
Our Association is asking to remove the rooftop screening surrounding our hvac units. This requirement is no longer in place for new developments. We would like to eliminate the screening wall when we replace our flat roof in the coming months. Please refer to Attachments #1 and #2 that provide additional support documentation.

6. Are the hours of operation proposed to change?  Yes  No  
If yes, list the current hours and proposed hours:

Current Hours: Note: This is a residential condominium.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Proposed Hours:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Will the number of employees remain the same?  Yes  No  
If no, list the current number of employees and the proposed number.

Current Number of Employees: N/A - this is a residential condominium  
\_\_\_\_\_  
Proposed Number of Employees:  
\_\_\_\_\_

8. Will there be any renovations or new equipment for the business? \_\_\_\_\_ Yes  No  
If yes, describe the type of renovations and/or list any new equipment proposed.

No. Our 20+ year old roof will be replaced and we are seeking to remove the screening wall when this work is done.

9. Are you proposing changes in the sales or service of alcoholic beverages? \_\_\_\_\_ Yes  No  
If yes, describe proposed changes:

N/A - this is a residential condominium.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOT APPLICABLE

10. Is off-street parking provided for your employees?  Yes  No  
If yes, how many spaces, and where are they located?  
N/A - this is a residential condominium.

11. Is off-street parking provided for your customers?  Yes  No  
If yes, how many spaces, and where are they located?  
N/A - this is a residential condominium.

12. Is there a proposed increase in the number of seats or patrons served?  Yes  No  
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

N/A - this is a residential condominium

13. Are physical changes to the structure or interior space requested?  Yes  No  
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

The only change is to eliminate the screening wall.

14. Is there a proposed increase in the building area devoted to the business?  Yes  No  
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

N/A - this is a residential condominium

15. The applicant is the (check one)  Property owner  Lessee

other, please describe: Committee Representative to the condominium Unit Owners Association

16. The applicant is the (check one)  Current business owner  Prospective business owner

other, please describe: Committee Representative to the condominium Unit Owners Association

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

Portner's Landing is a residential condominium complex containing a total of 56 units. Thirty-six units are in Portner House which is where the rooftop screening is currently present.

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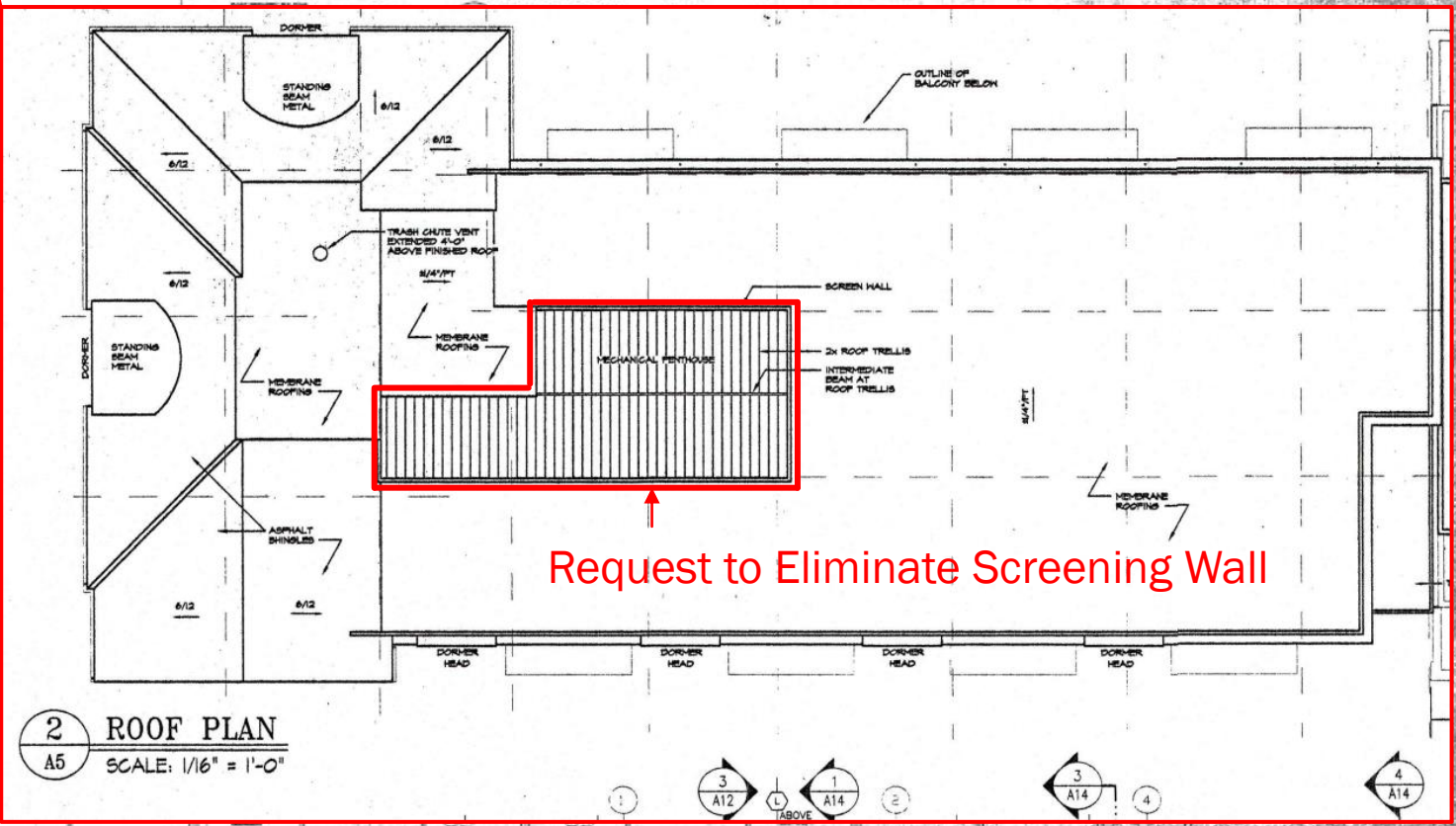
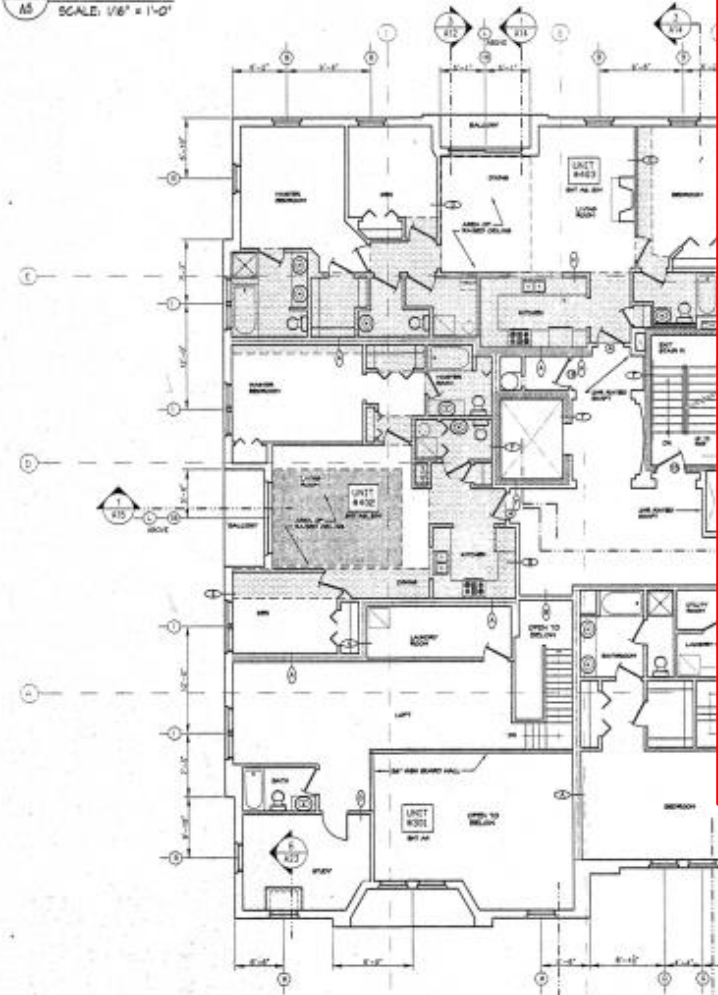
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**SUP APPLICATION:**  
Attachment #2 – Portner’s Landing Roof Plan

2 ROOF PLAN  
A5 SCALE: 1/16" = 1'-0"



2 ROOF PLAN  
A5 SCALE: 1/16" = 1'-0"

Request to Eliminate Screening Wall

**JAMES L. BROWN  
AND ASSOCIATES  
ARCHITECTS, P.A.**  
140 NORTH WEST STREET  
ALEXANDRIA, VIRGINIA 22314  
(703) 834-7343  
FAX (703) 834-7347

**PORTNER HOUSE**  
601 NORTH ST. SAFFO STREET - ALEXANDRIA, VIRGINIA  
**ROOF & FOURTH FLOOR PLAN**

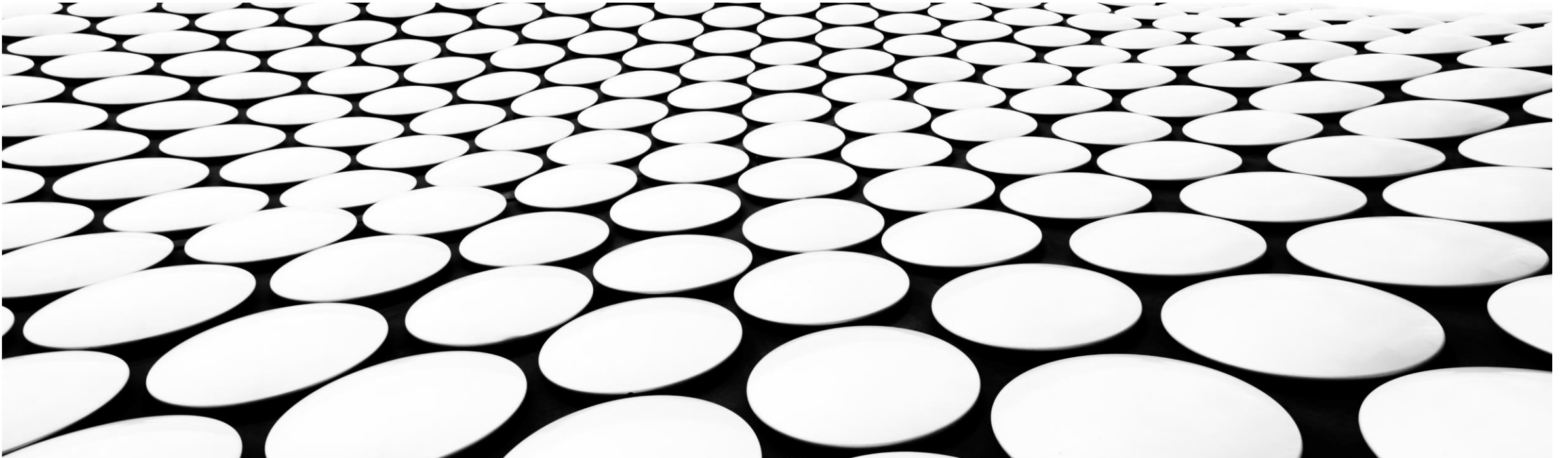


PERMIT SUBMISSION (02/04/17)
PERMIT RE-SUBMISSION (02/04/17)
PROJECT NUMBER: 1102
DATE: 2/9/17
SCALE: AS NOTED
DATE: APPROVED

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# ATTACHMENT 1: SUP APPLICATION

PORTNER'S LANDING – APPLICATION TO REMOVE SCREENING WALL





## BACKGROUND: PORTNER'S LANDING SCREENING WALL

- 4-story condo in OldTown North (across from Trader Joe's)
- Built in 1999
- Preparing for "Roof Replacement"
- Screening Wall Imposed on Developer 20+ Years Ago
- Screening Wall No Longer a Requirement for New Developments
- Association Seeks to Eliminate Screening Wall during Roof Replacement Project

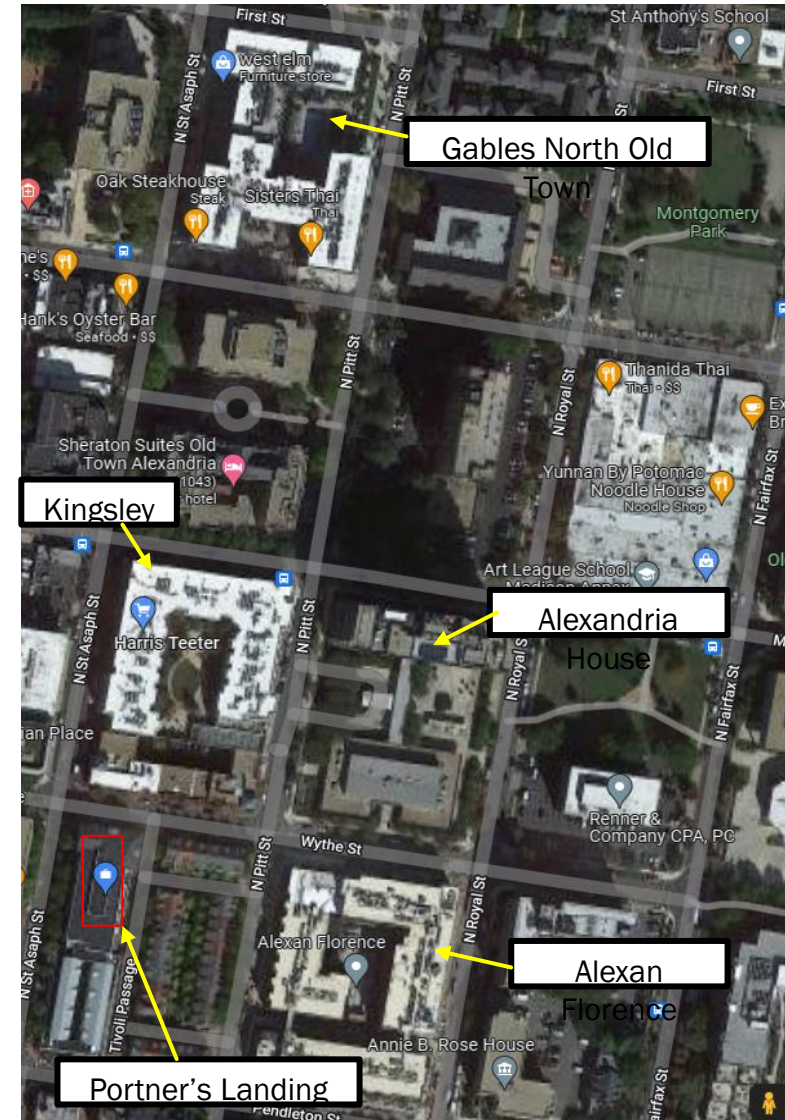


# NEARBY DEVELOPMENTS DO NOT HAVE SCREENING WALLS

Listing of 3 new residential properties near Portner's Landing and Alexandria House:

Property	Residences	Location	Linear Distance from Alexandria House*	Area (sq. ft.)
Kingsley	175	500 Madison St.	226 ft.	25,700 sq. ft.
Alexan Florence	286	400 Wythe St	371 ft.	25,224 sq. ft.
<u>Portner's Landing</u> (House)	36	621 N. Saint Asaph St.	578 ft.	2,100 sq. ft.
Gables North Old Town	232	525 Montgomery St	634 ft.	21,078 sq. ft.
<b>TOTAL</b>	<b>729</b>			<b>74,102 sq. ft.</b>

\* As measured from the roof top area by the Alexandria House's swimming pool

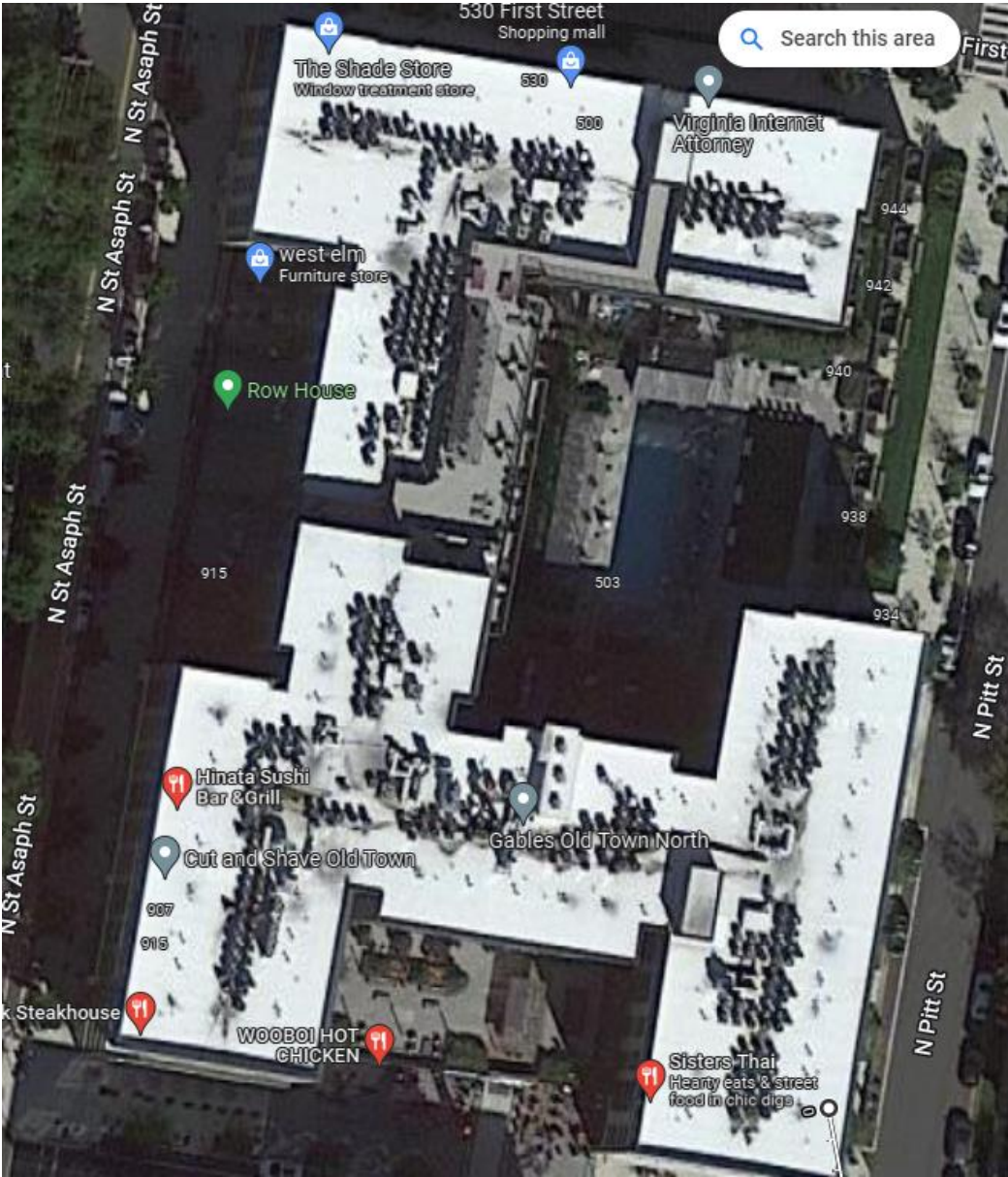




# THE KINGSLEY



# THE GABLES





# ALEXAN FLORENCE



View from Upper Floor of the Alexandria House



The Wall

Exposed HVAC Units

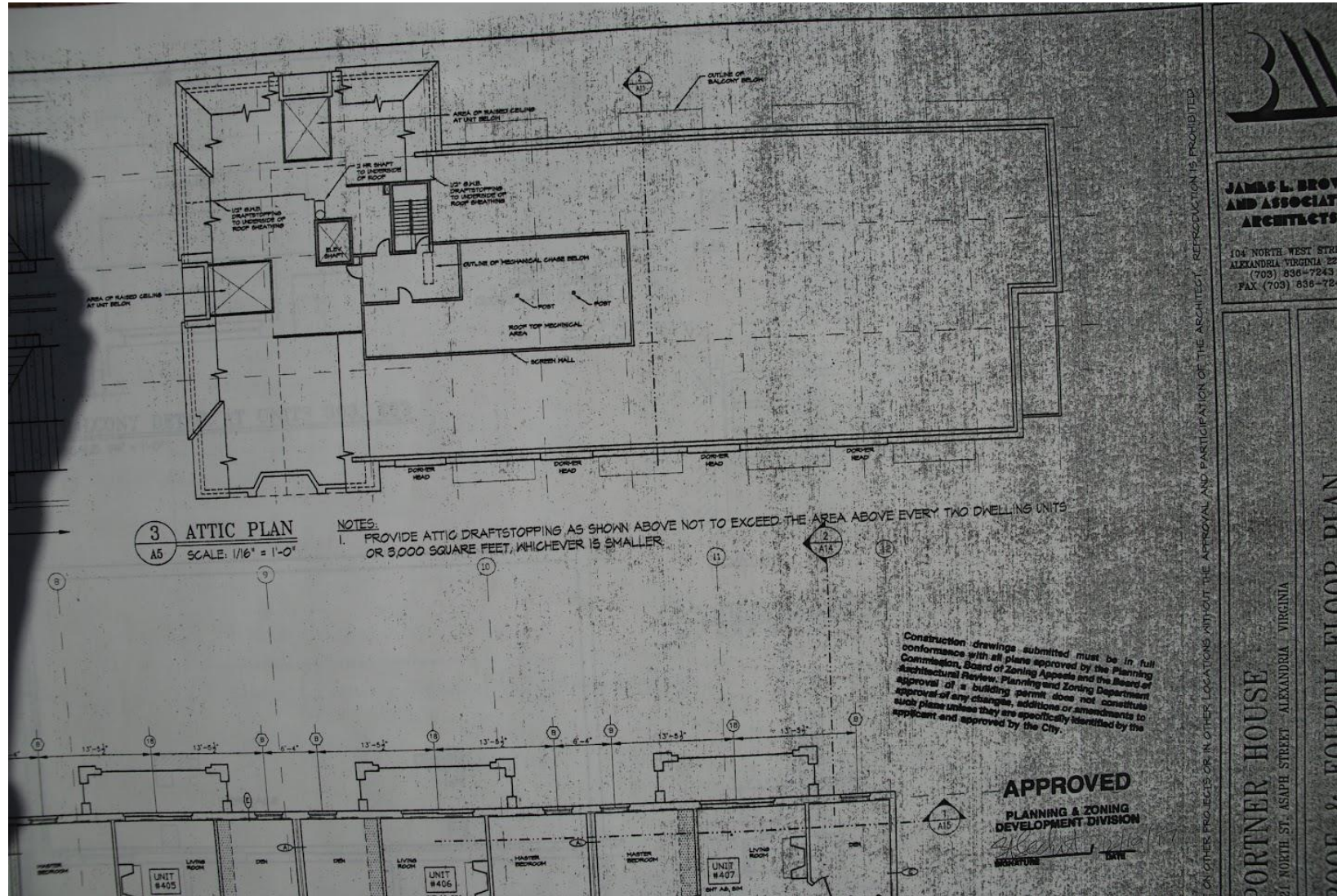


## WHY REMOVE THE SCREENING WALL?

- **FAIRNESS:** no longer a requirement for new developments.
- **COST:** screening wall no longer meets building code. Will require \$8k for engineering design fees plus estimated \$30-\$40k for labor and materials. Equates to ~\$1,200 family. Plus on-going Maintenance and Future Reserve Funds.
- **GREEN BUILDING POLICY:** build in an environmentally efficient way but minimizing material use.

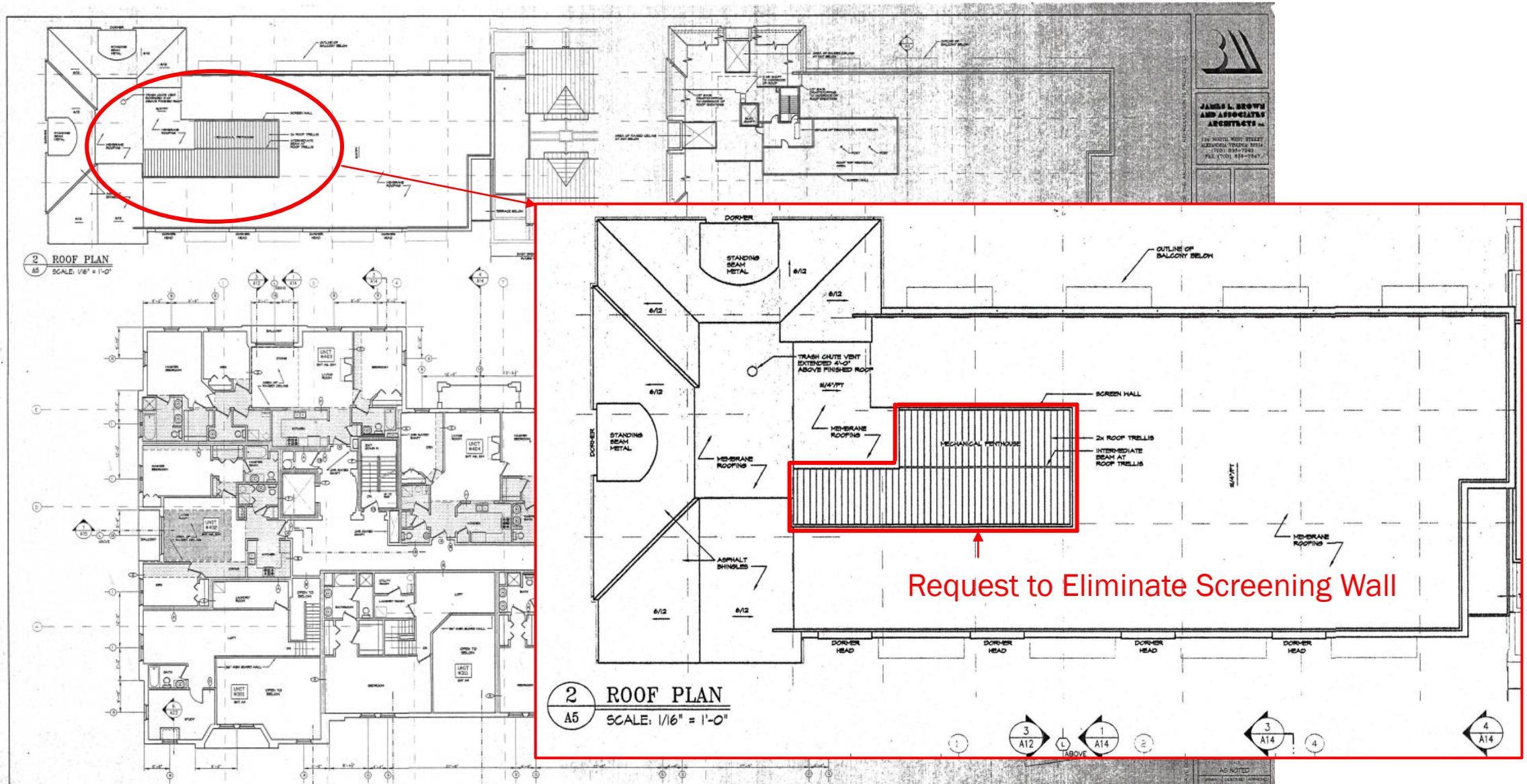


# ORIGINAL BLUEPRINTS - ROOF





# ORIGINAL BLUEPRINTS – ROOF PLAN



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## CONTACT INFORMATION

- For any questions, please contact:

Stephanie Chaufournier

Roof Committee Member

Portner's Landing Unit Owners Association

621 N. Saint Asaph Street

Cell: 703-623-0198

