

APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

[] Change of Ownership

[v] Minor Amendment

Business Name:	Current: Portner's Landing	Proposed (if changing): N/A
SITE USE:	Condominium	
Address:	same as Property Location	
Name:	Portner's Landing Unit Owners As	sociation
PROPERTY OWNER		
Address:	same as Property Location	
Name:	Stephanie Chaufournier on beha	alf of Portner's Landing Unit Owners Association
APPLICANT		
TAX MAP REFERENCE	<u>054.04-0C-00</u>	ZONE: CRMU / X
PROPERTY LOCATION		
[must use black ink or ty	pe]	

[] THE UNDERSIGNED hereby applies for a Special Use Permit for Change in Ownership, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[, THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

[r] THE UNDERSIGNED hereby applies for a Special Use Permit for Minor Amendment, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

	also attests that all of the ir best of his/her knowledge	nformation herein required to be f	er, hereby requests this special use unished by the applicant are true,
Print Name of Applicant or A 621 N. Saint Asaph S	Agent	Signature 703.623.0198	N / A
Mailing/Street Address		Telephone #	Fax #
Alexandria, VA	22314	schaufournier@gm	nail.com
City and State	Zip Code	Email address 03/09/2023	
		Date	
	DO NOT WRITE	IN THIS SPACE - OFFICE USE	ONLY
		Fee Paid: \$	
ACTION - PLANNING COI		ACTION - CITY COUNC	CIL:

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The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

 Please describe prior special use permit approval for the subject use. Most recent Special Use Permit # <u>96-0145</u>

Date approved	12	, 14	,1996
	month	day	year

Name of applicant on most recent special use permit Madison Homes Inc. (original developer)

Use for construction of townhomes and condominiums

2. Describe below the nature of the *existing* operation *in detail* so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Portner's Landing is a 56-unit condominium located in Old Town North. The condominium complex was built in 1999. The complex is comprised of two phases: 1) Portner House and 2) the Brewery. This application is specific to Portner House which is a 4-story building containing 36 condo units.

Application Admin Change Ownership.pdf 3/1/06 Pnz\Applications, Forms, Checklists\Planning Commission 3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Portner's Landing is undertaking a roof replacement project to replace the flat membrane roof over Portner House which is a 4-story building containing 36 condominium units. When the building was built in 1999, a screening wall was erected around the rooftop hvac units. Since that time, the screening requirement is no longer in effect and all new residential apartments and condominiums in the area have been constructed without screening walls. Portner's Landing would like to eliminate the screening wall when it replaces its roof in the coming months.

Please refer to Attachment #1 which provides background and justification for this request and Attachment #2 that provides the original Roof Plan and the intended removal of the screening wall.

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			Special Use	Permit #
4.	Is the use currently open for business?	Yes	No No	ote: this is a residential condominium
		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 If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

Note: This is a residential condominium.

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

Current Number of Employees:

Proposed Number of Employees:

Yes

Yes

No

N/A - this is a residential condominium

8. Will there be any renovations or new equipment for the business? If yes, describe the type of renovations and/or list any new equipment proposed.

No.	Our 2	20+ ye	ar old	roof w	ill be	replac	ced	and	we ar	e s	seeking	g to	remove	e the	scre	ening	wall	wher	<u>t</u> his	wor	k is
don	e.																				

 Are you proposing changes in the sales or service of alcoholic beverages? If yes, describe proposed changes:

 $\ensuremath{\mathsf{N/A}}\xspace$ - this is a residential condominium.

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10.	Special Use Permit # NOT APPLICABLE Is off-street parking provided for your employees? X Yes No If yes, how many spaces, and where are they located? N/A - this is a residential condominium.
11.	Not Applicable Is off-street parking provided for your customers? <u>Yes</u> No If yes, how many spaces, and where are they located? <u>N/A - this is a residential condominium.</u>
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. 14.	Are physical changes to the structure or interior space requested? Yes X 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. Is there a proposed increase in the building area devoted to the business? So X 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
16.	The applicant is the (check one) Current business owner Prospective business owner Note: Committee Representative to the condominium Unit Owners Association

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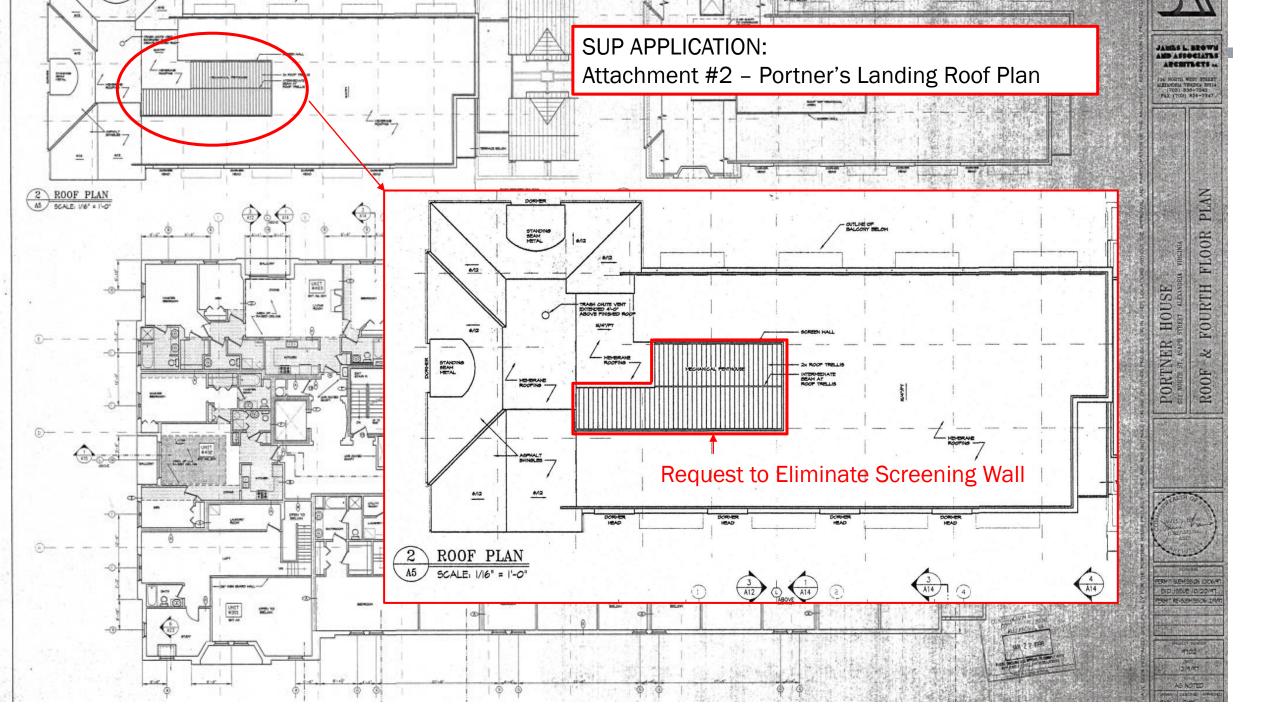
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17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such 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.

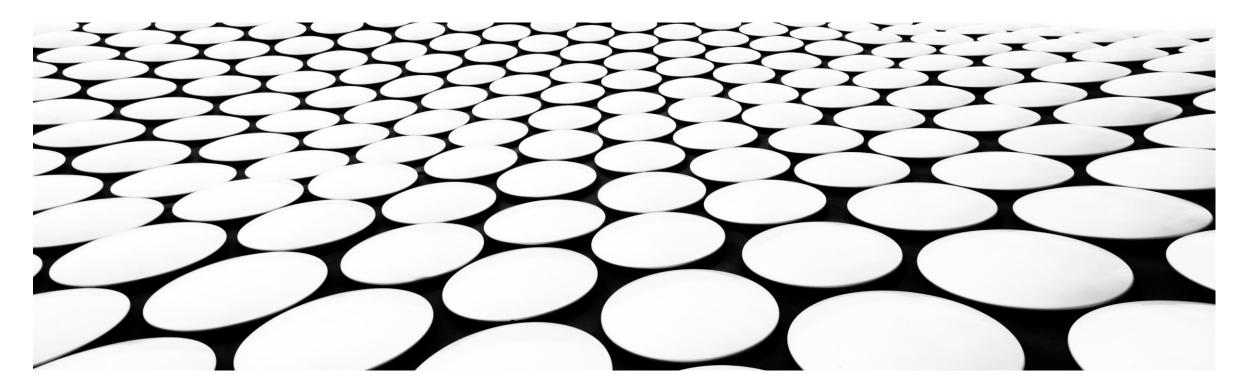
Please provide ownership information here:

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.



ATTACHMENT 1: SUP APPLICATION

PORTNER'S LANDING – APPLICATION TO REMOVE SCREENING WALL



BACKGROUND: PORTNER'S LANDING SCREENING WALL

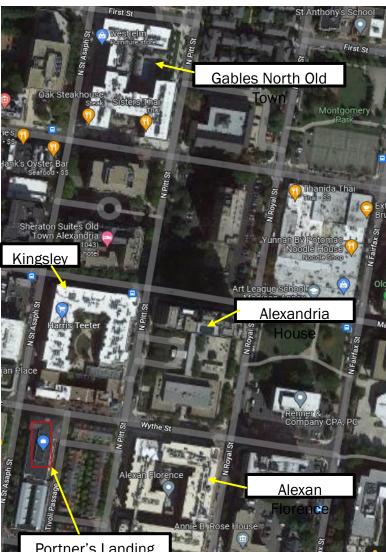
- 4-story condo in OldTown North (across from Trader Joe's)
- Built in 1999
- Preparing for "Roof Replacement"
- Screening Wall Imposed on Developer 20+ Years Ago
- Screening Wall No Longer a Requirement for New Developments
- Association Seeks to Eliminate Screening Wall during Roof Replacement Project



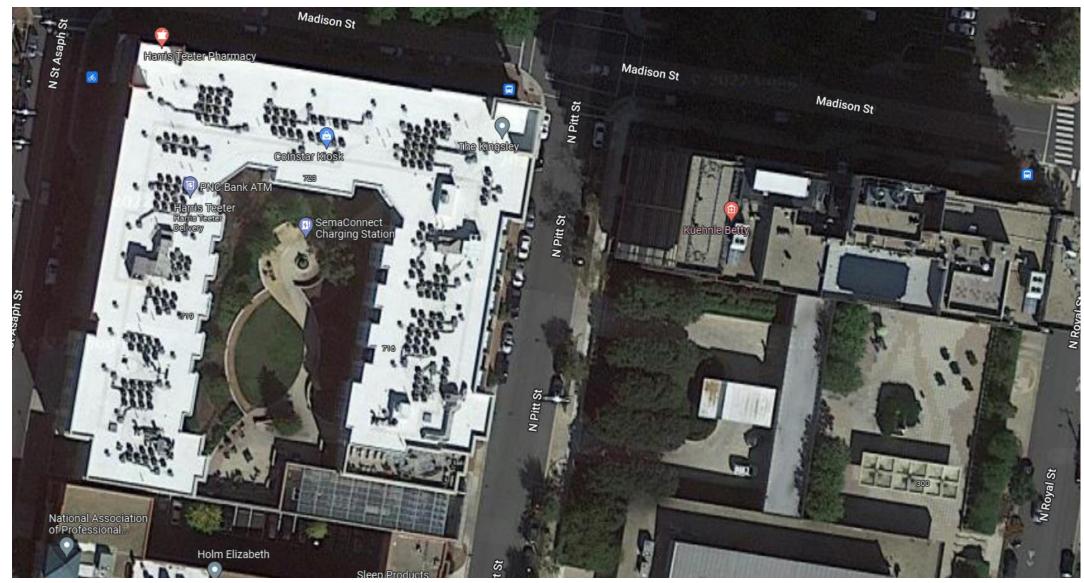
NEARBY DEVELOPMENTS DO NOT HAVE SCREENING WALLS

Listing of 3 new residential properties near Portner's Landing and Alexandria House:									
Property	Residences	Location	Linear Distance from	Area (sq. ft.)					
			Alexandria House*						
Kingsley	175	500 Madison St.	226 ft.	25,700 sq. ft.					
Alexan Florence	286	400 Wythe St	371 ft.	25,224 sq. ft.					
Portner's Landing (House)	36	621 N. Saint Asaph St.	578 ft.	2,100 sq. ft.					
Gables North Old	232	525 Montgomery St	634 ft.	21,078 sq. ft.					
Town									
TOTAL	729			74,102 sq. ft.					

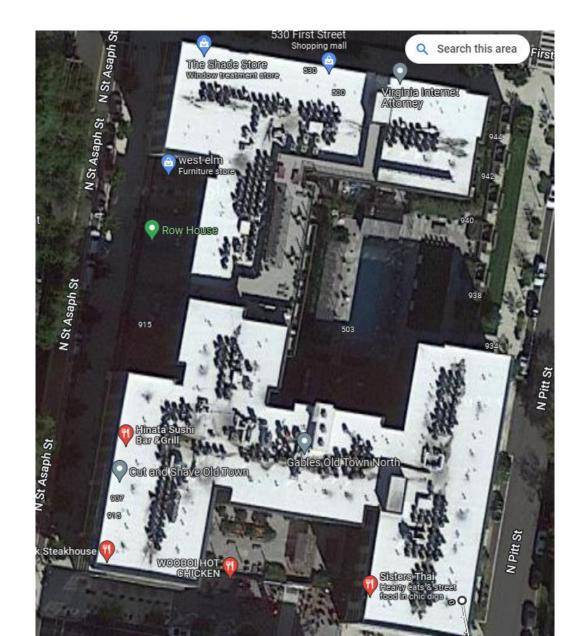
* As measured from the roof top area by the Alexandria House's swimming pool



THE KINGSLEY



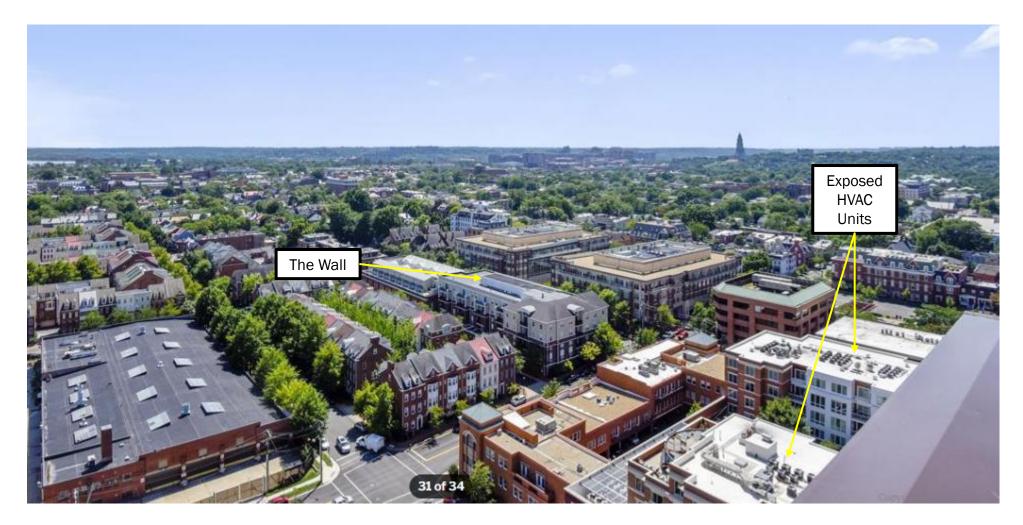
THE GABLES



ALEXAN FLORENCE



View from Upper Floor of the Alexandria House

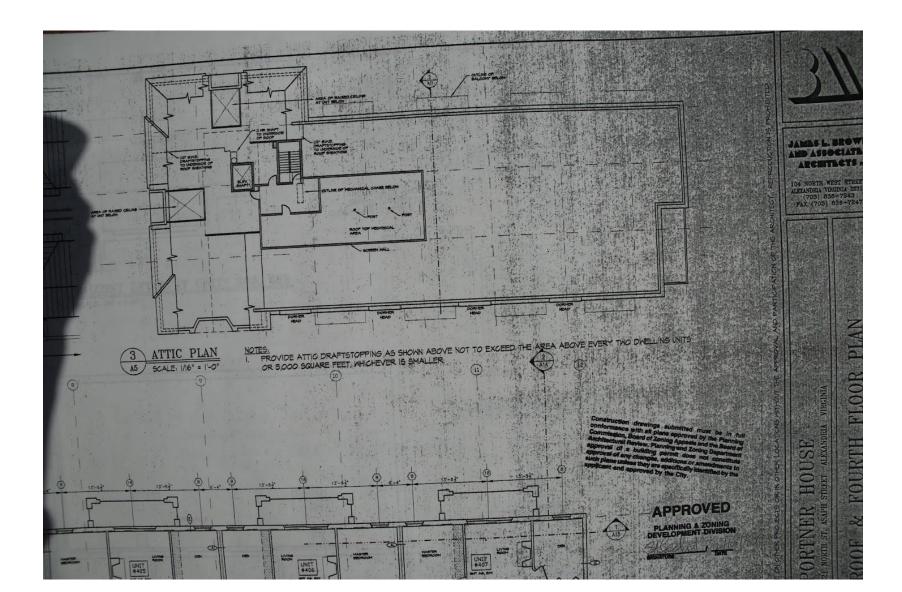


WHY REMOVE THE SCREENING WALL?

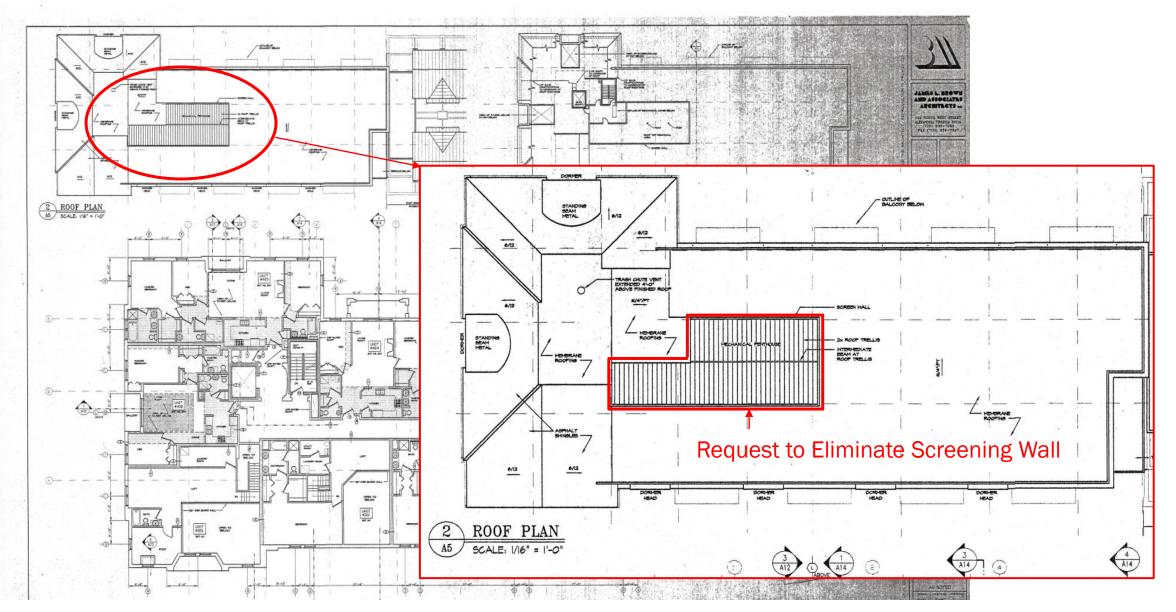
- FAIRNESS: no longer a requirement for new developments.
- COST: screening wall no longer meets building code. Will require \$8k for engineering design fees plus estimated \$30-\$40k for labor and materials. Equates to ~\$1,200 family. Plus on-going Maintenance and Future Reserve Funds.
- GREEN BUILDING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



ORIGINAL BLUEPRINTS - ROOF



ORIGINAL BLUEPRINTS – ROOF PLAN



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

