



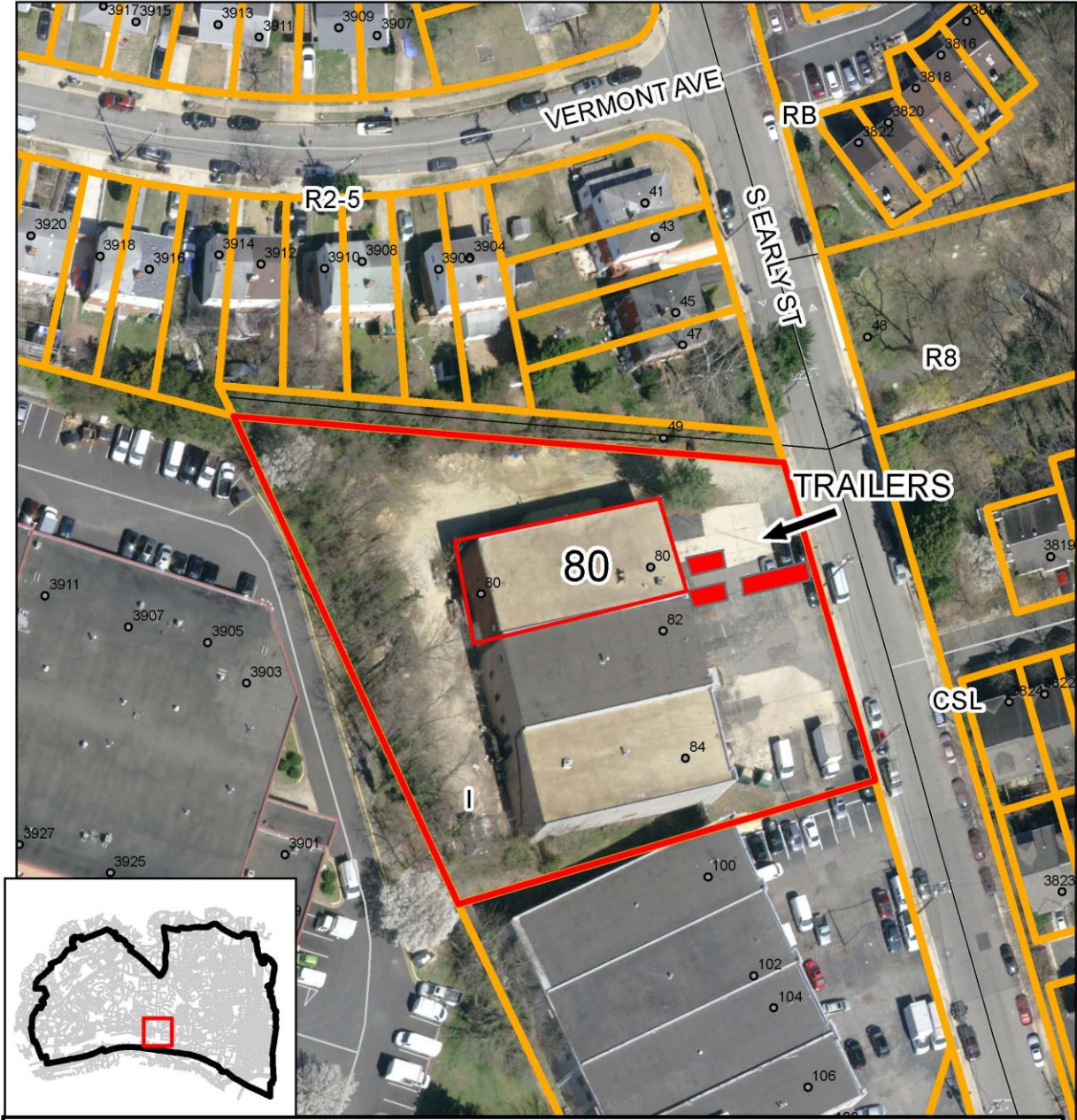
DOCKET ITEM #5
Special Use Permit #2023-00044
80 South Early Street
Temporary Trailers


Application	General Data	
Public Hearing and consideration of a Special Use Permit for three temporary trailers.	Planning Commission Hearing:	June 4, 2024
	City Council Hearing:	June 15, 2024
Address: 80 South Early Street	Zone:	I/Industrial
Applicant: Daniel Donnelly	Small Area Plan:	Seminary Hill/ Strawberry Hill

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.


Staff Reviewers: Patrick Silva, patrick.silva@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PROJECT LOCATION MAP



 **SUP#2023-00044**
80 S Early Street

0 30 60 120 Feet

N 

I. DISCUSSION

The applicant, Daniel Donnelly, requests Special Use Permit approval for three temporary trailers to be used as a showroom and display area for an existing furniture design business located at 80 S. Early Street.

SITE DESCRIPTION

The subject site is a 51,624 square-foot lot located on S. Early Street with approximately 172 feet of frontage on S. Early Street and a lot depth of 238 feet. The site is developed with a 20,000 square-foot commercial building with four separately addressed tenant spaces: 80 S. Early Street; 80B S. Early Street; 82 S. Early Street; and 84 S. Early Street. The business at the center of the current request occupies the 5,320 square-foot tenant space at 80 S. Early Street and has seven off-street parking spaces located immediately in front of the tenant space. (Figure 1).



Figure 1: Subject site with three temporary trailers viewed from S. Early Street.

To the east of the subject property are the Early Street Village townhome residences and a public park at 48 S. Early Street Park. The adjacent lots to the north are developed with semi-detached dwellings. The adjacent property to the west is developed with a large single-story industrial building which contains a wide variety of commercial and industrial uses including retail shopping establishments, warehouse spaces, and personal service establishments. The adjacent property to the south is likewise developed with a single-story industrial building where a rug wholesaler and a bicycle sales & repair store are located.

BACKGROUND

The building at 80 S. Early Street was developed by-right in 1962. Since that time, the subject tenant space has played host to a variety of commercial and industrial uses over the years. The

applicant has occupied the tenant space at 80 S. Early Street since 2019, operating a by-right light assembly, service, and crafts use, which focuses on the designing and building of custom furniture.

Over the past five years, the property owner of the parcel at 80 S. Early Street has been cited seven times by the Department of Code Administration for property maintenance issues relating to the presence of trash and debris. In all instances, the issues were addressed upon a Code Inspector's subsequent visits. In March 2022, the City of Alexandria was notified of deck construction between two shipping containers in front of the tenant space at 80 S. Early Street. Code Administration and Zoning Inspectors were dispatched and notified the applicant that Special Use Permit approval of the temporary trailers was required and building permit approvals would be required for both the deck and trailers, if the trailer SUP was approved. In May 2023, a Zoning Inspector returned to the site after the applicant failed to move forward with initiating submission of a Special Use Permit request for the trailers and issued a warning notice to the business owner again instructing them of the need to submit a Special Use Permit application. As a result, the applicant began to move forward with the submission of the current request.

The case was originally docketed for the May Planning Commission and City Council public hearings and was deferred to the June 4 Planning Commission and June 15 City Council hearings. Between the deferral and the time of the publishing of this report, staff received feedback from two neighboring property owners and one Planning Commissioner about concerns for a lack of site cleanliness and upkeep at the building. In response to these concerns, a Planning & Zoning Inspector conducted an inspection of the site on May 6 and observed that hazardous materials, including gas and propane containers alongside wood, were stored against the rear building wall. As a result, the Planning & Zoning Inspector alerted the Fire Department who conducted its own inspection on May 14 and issued a Notice of Violation to the property owner. In addition, Planning & Zoning staff also worked with the Department of Code Administration's Property Maintenance division to arrange for an inspection to confirm compliance with the City Code property maintenance requirements. The Code inspector issued a Notice of Violation to the property owner having observed debris in the front of the building. The applicant and property owner have also indicated to Planning & Zoning staff that they will address the issues and bring the site into compliance with all fire code and property maintenance requirements by May 20.

PROPOSAL

The applicant, Daniel Donnelly, requests after-the-fact approval for three shipping container-style trailers, which are used as a showroom and display areas for his existing furniture design business. Furniture is staged within the trailers where customers can observe various room layouts (e.g. living rooms, bathrooms). In addition, customers receive pieces they have purchased and load them directly into their vehicles from the trailers. The two trailers that flank the deck measure eight by 20 feet. The trailer that occupies four parking spaces, closest to the front property line, measures eight by 40 feet (Figure 2). The trailers are locked and secured at all times the business is closed to the public. The trailers do not include signage or advertising relating to the business.

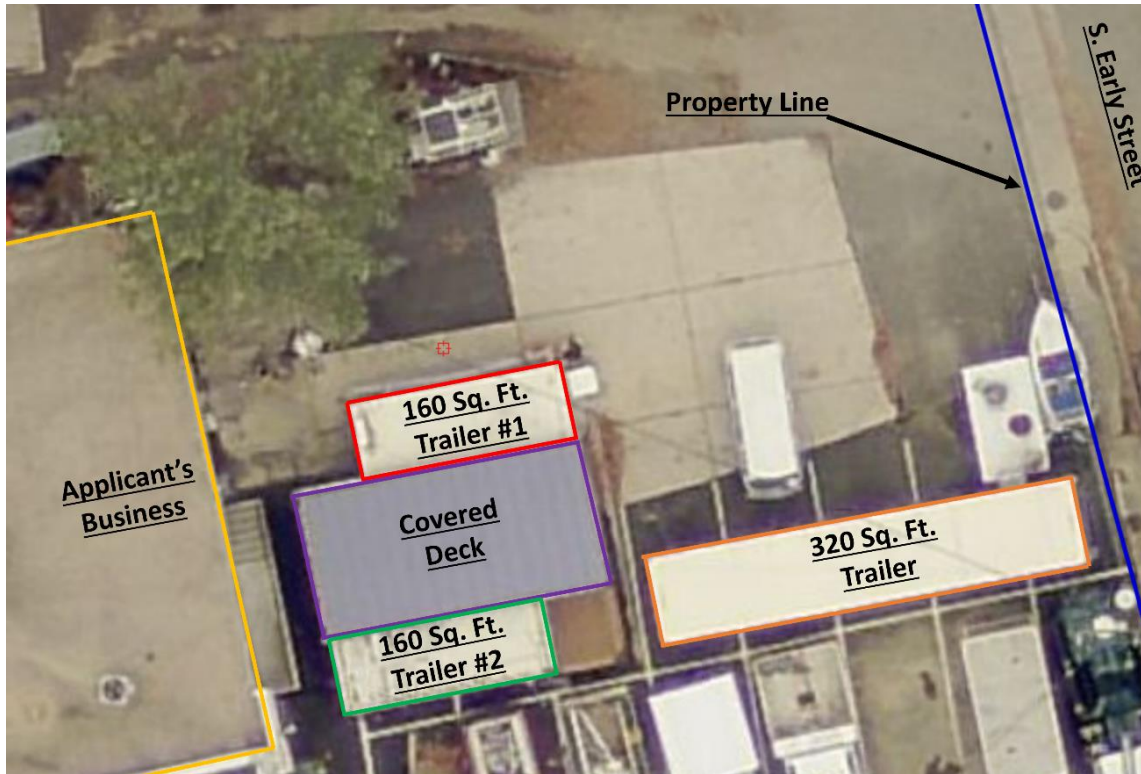


Figure 2: Location of three temporary trailers

PARKING

Section 8-200(A)(16)(a)(i) of the Zoning Ordinance requires that light assembly, service and craft uses located within the City's Enhanced Transit Area provide a minimum requirement of 0.25 parking spaces for every 1,000 square feet and are allowed a maximum up three for every 1,000 square feet. The business is composed of 5,320 square feet within the commercial tenant space, 640 square feet in all three trailers, and 320 square feet under the covered deck, resulting in a total of 6,280 square feet. Based on a total of 6,280 square feet, a minimum of two off-street spaces are required for the use. Up to a maximum of 21 off-street spaces is permitted. However, pursuant to Section 8-100(A)(9) of the Zoning Ordinance, commercial uses that have a minimum parking requirement of two spaces or less are exempt from a parking requirement. Regardless, commercial use operators may still elect to provide up to the parking requirement maximum.

ZONING/MASTER PLAN DESIGNATION

Section 7-1101(C) of the Zoning Ordinance allows temporary trailers for non-residential purposes with City Council approval of a Special Use Permit. A light assembly, services, and crafts use is permitted in the I/Industrial zone as a by-right use, pursuant to Section 4-1202(N) of the Zoning Ordinance.

The subject site is located within the boundaries of the Seminary Hill/ Strawberry Hill Small Area Plan (SAP) which designates the subject site for uses associated with commercial operations common in the I/Industrial zone.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate his business in the two 160 square-foot trailers, located immediately in front of the business along the loading dock, but does not recommend support for the retention of the 320 square-foot trailer located across four off-street parking spaces within the site parking lot.

Staff finds that the two 160 square-foot trailers located immediately in front of 80 S. Early Street do not impact traffic circulation, parking, or pedestrian safety. In addition, their placement on the site and their relatively modest size do not create an undue perception of bulk and appear as logically located additions to the tenant space.

Conversely, staff has identified three reasons for not recommending support of the larger 320 square-foot trailer. Located along the site's front property line, its presence creates a perception of significant additional bulk. Second, its placement immediately adjacent to the curb cut used to access the tenant space creates a visual obstruction for pedestrians and motorists as they pass by or exit the site. And last, the larger trailer occupies four of the seven parking spaces in the lot. Although staff recognizes that the applicant does not formally have a parking requirement, it believes all seven spaces should remain open given that customers would load furniture into their vehicles from the parking lot, as well as visit the showrooms. Since the time the case was deferred from the May Planning Commission and City Council hearings, the applicant has agreed to remove the 320 square-foot trailer, as documented in the additional docket materials.

Given that the Zoning Ordinance allows trailers for business use only on a temporary basis, the two 160 square-foot shipping containers would be permitted for up to two years with an additional three years available through approval of an Administrative Special Use Permit, as stated in Condition #3. This would provide the applicant with ample time to accommodate showroom space within a bricks and mortar tenant space.

Several standard SUP conditions are also contained in the staff report. Relating to site cleanliness, Condition #5 ensures that the applicant maintains an adequate level of site cleanliness by monitoring the site for litter and Condition #9 requires the storage of trash and garbage indoors or in sealed containers. Regarding pedestrian safety and traffic circulation, Condition #8 ensures that all business activities occur on private property. To control the potential for parking impacts, Condition #11 requires that employees of the business who drive to work use off-street parking; Condition #12 requires the applicant to encourage its employees to use public transportation; and Condition #13 requires that the applicant provide information about alternative forms of transportation to access the site.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request for two temporary trailers.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The location and specifications of the two temporary trailers immediately abutting the front building wall shall be substantially consistent as proposed in the application dated October 30, 2023. (P&Z)
3. The two temporary trailers immediately abutting the front building wall shall be permitted at the site for a two-year term which expires on June 14, 2027, with an opportunity to increase the term for an additional three years through an Administrative Special Use Permit (P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
5. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (P&Z)
6. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
7. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
8. No loading, unloading, storing, and/or staging of materials, equipment, vehicles, or otherwise shall occur within the public right-of-way. (T&ES)
9. Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
10. All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
11. The applicant shall require its employees who drive to use off-street parking. (T&ES)
12. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for

information on establishing an employee transportation benefits program. (T&ES)

13. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
14. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
15. Exterior power washing of the trailer shall not be completed using any kind of detergents. (P&Z)
16. Chemicals, detergents, or cleaners stored outside the building shall be kept in an enclosure with a roof. (P&Z)
17. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the planning commission and city council if there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; or the director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Patrick Silva, Urban Planner

Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES/DROW)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES OEQ)
- R-3 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES/OEQ)
- R-4 No loading, unloading, storing, and/or staging of materials, equipment, vehicles, or otherwise shall occur within the public ROW. (T&ES)
- R-5 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-6 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-7 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-8 Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash or debris shall be allowed to accumulate outside of those containers. (P&Z) (T&ES)
- R-9 All waste products including but not limited to organic compounds (solvents and cleaners) shall be disposed of in accordance with all local, state and federal ordinances or regulations. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES/DROW)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES/DROW)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES/DROW)

Code Enforcement:

F-1 A building permit is required for deck and trailers.

Fire:

F-1 The new use may require a fire prevention permit.

Application can be accessed online at:
www.alexandriava.gov/fire-department/the-fire-marshals-office.

Health:

No comments received.

Recreation, Parks, and Cultural Activities:

No comments or concerns.

Police Department:

No comments received.

Archaeology

No comments or concerns.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 80 S. Early Street, Alexandria, VA 22304

TAX MAP REFERENCE: 060.04-02-14 **ZONE:** I


APPLICANT:

Name: Daniel Donnelly

Address: 80 S. Early Street, Alexandria, VA 22304

PROPOSED USE: Temporary trailers for use as showroom area and storage

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

<u>Daniel Donnelly</u>		<u>10-25-2023</u>
Print Name of Applicant or Agent	Signature	Date
<u>80 S. Early Street</u>	<u>202-247-0599</u>	<u>n/a</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria, VA</u> <u>22304</u>	<u>info@danieldonnelly.com</u>	
City and State Zip Code	Email address	

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 80 S. Early St. Alexandria, VA 22304, I hereby
(Property Address)

grant the applicant authorization to apply for the Storage/Display use as
(use)

described in this application.

Name: James S. Schonberger

Phone: 703-628-0285

Please Print
Address: 6 Sunset Drive ;Ste .2; Abx., VA 22 3 0

Email: tsiassociates1987@gmail.com

Signature: 

Date: 10/30/2023

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Daniel Donnelly	80 S. Early St. Alexandria, VA 22304	100%
2. none	none	none
3. none	none	none

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 80 S. Early Street, Alexandria, VA 22304 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. TSI	6 Sunset Drive, Alexandria, VA 22301	100%
2. none	none	none
3. James S. Schonberger	6 Sunset Drive; Ste. 2; Alex., VA 22301	100%

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. James S. Schonberger	owner	none
2. Daniel Donnelly	none	none
3. none	none	none

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10-25-2023

Daniel Donnelly

Date

Printed Name


 Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[] **Yes.** Provide proof of current City business license

[] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

3pcs New Open-sided Marine shipping containers

2pcs 8' x 20' x 8'6"

1pc 8' x 40' x 8'6"

Our Intial rationale was to extend our studio to include a outdoor recieving area for our clients to drop off and pick up the items during the Covid Lockdown

Shipping Containers as well as providing watertight rodent-proof auxillary storage for our furniture production facility Their function is for customer interfacing and showing our products in a unique venue. The containers are an integral part of our operation serving a multiple functions.

our containers are neutral taupe color clean with multiple door entry "open sided" versions with no logos or graphics other than their official weights and meas specs.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

0

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

2

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday to Friday

Saturday

Sunday

Holidays

Hours:

10 am to 6pm

Closed

Closed

Closed

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

None

B. How will the noise be controlled?

n/a

8. Describe any potential odors emanating from the proposed use and plans to control them:
n/a

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
n/a

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
n/a

C. How often will trash be collected?
n/a

D. How will you prevent littering on the property, streets and nearby properties?
n/a

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
n/a

ALCOHOL SALES

13. A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

Per section 8-100(9) of Zoning ordinance no off street parking is requir

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 2

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? 80 S. Erly Street Alexandria, VA 22304

C. During what hours of the day do you expect loading/unloading operations to occur?
10:00 am to 6:00 pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
1 day per week

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

No

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? n/a square feet.

18. What will the total area occupied by the proposed use be?

5,320 sq. ft. (existing) + ⁶⁴⁰ sq. ft. (addition if any) = 5,960 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

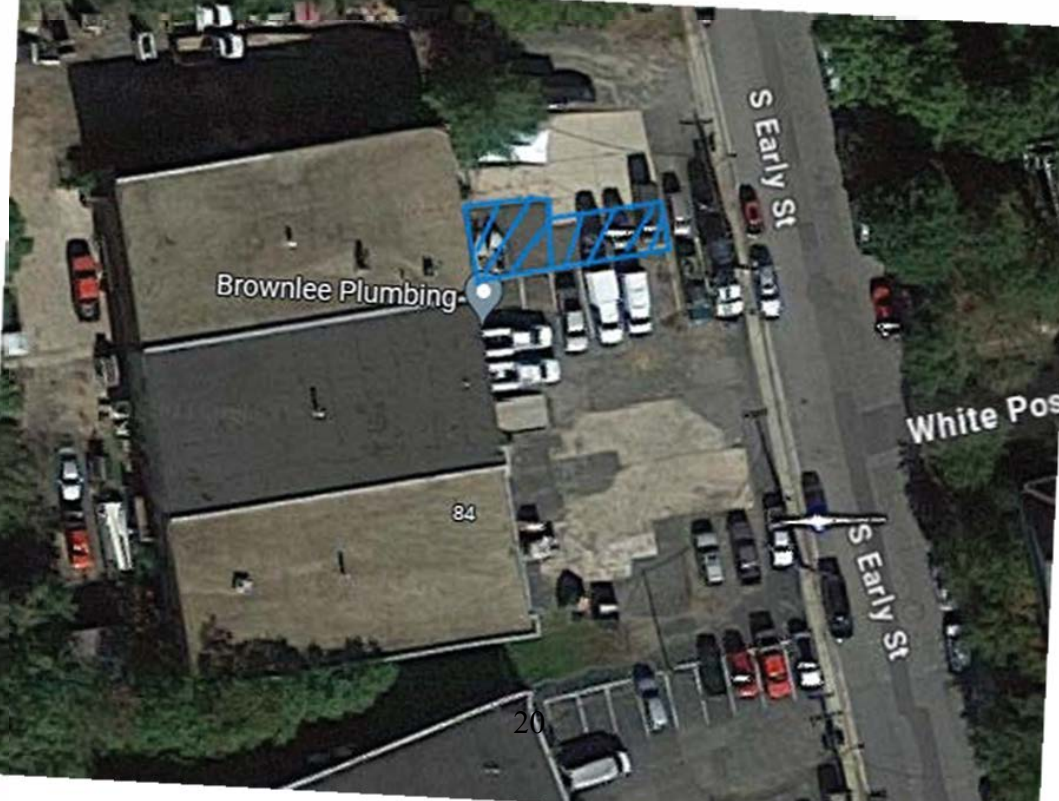
a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: within three temporary trailers _____

End of Application



Brownlee Plumbing

84

S Early St

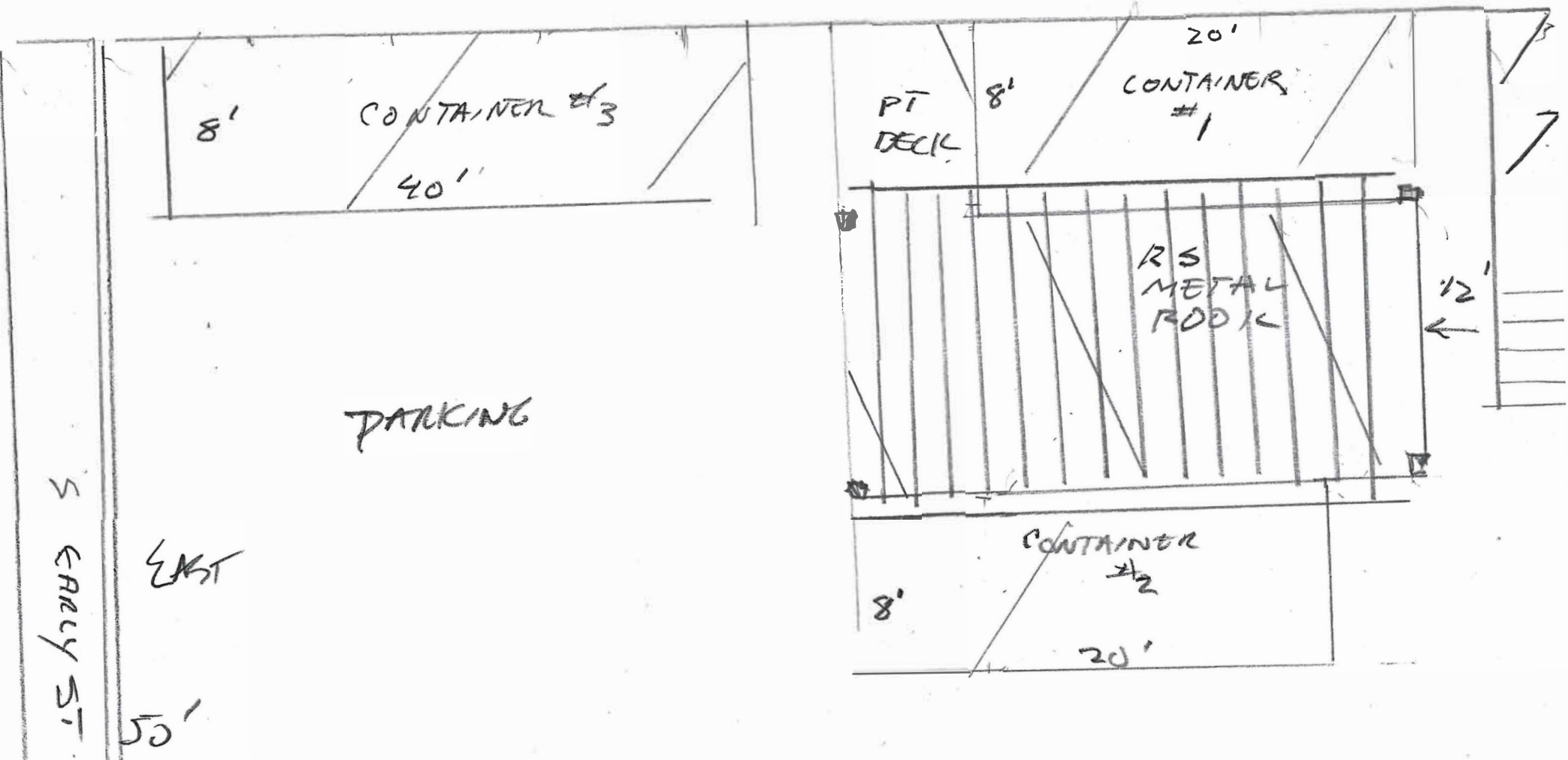
White Post

S Early St

S

45
1

80'
ENTRANCE



S ENERGY ST.

EAST

50'

PLAN VIEW
CONTAINER SPEC. / USE.

WEST

DANIEL DONNELLY

NORTH 21





DANIEL
DONNELLY
Modern Design
Production Studio
80 South Eary St





EMPTY ONLY

EMPTY ONLY

CAUTION
8'6"
HIGH

ZTLU 90002 0
4563

ZENU 280287 0
2262

REAR

DANIEL DONNELLY
Modern Design
Production Studio
80 South Early St

SPECIALISTS IN

- Custom Sectional Sofas
- Custom Desks, Cabinetry, Lighting
- Interior Design Planning
- Expert Mid Century Modern Restoration, Re-upholstery + Repair
- Herman Miller, Knoll, Fritz Hansen

703.549.4672
danieldonnely.com

TURN AT E HOWELL



Phone

ZENU 280287 0

Little Tavern Shops, Inc



From: Daniel Donnelly
Sent: Tuesday, May 14, 2024 10:47 AM
To: Patrick Silva <Patrick.Silva@alexandriava.gov>
Subject: [EXTERNAL]Container Removal Solution

Hello Patrick- thanks for the call just to recap I have an alternate site. We are preparing to relocate my 40 open sided container and will remove the 40 ft container from the lot. So we can make nice with the neighbors.I will advise on timing.

thank you
daniel donnelly
daniel donnelly modern design studios

PLEASE NOTE JUNE 2019
our NEW STUDIO ADDRESS

[80 South Early St](#)
[alexandria, va 22304](#)

703-549-4672
202-247-0599 c

www.danieldonnelly.com
info@danieldonnelly.com
