



***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](mailto:patrick.silva@alexandriava.gov)  
Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 4, 2024:** On a motion by Commissioner Manor, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of Special Use Permit #2023-00044, subject to all conditions, code requirements, ordinances. The motion carried on a vote of 6-1, with Commissioner Lyle opposing.

**Reason:** The Planning Commission generally agreed with the staff analysis.

**Discussion:**

Commissioner Manor inquired if staff would support the applicant's request for three trailers if they were all 160 square foot trailers. Staff responded that its recommendation reflected only the current proposal and further evaluation would be required if the request changed.

Commissioner Brown asked staff whether the applicant is the only commercial tenant located at the building. Staff confirmed that there are multiple commercial tenants located on-site. Commissioner Brown followed up to ask if SUP conditions of approval would extend to all tenants if this request were to be approved. Staff confirmed any SUP conditions of approval would apply solely to the applicant.

Commissioner Lyle stated she would prefer to defer or deny the request as she did not feel operations at the overall site supported the addition of temporary trailers. Added time would allow for potential Code issues to be sorted out. She expressed that she generally did not favor trailers in front of a building and believed they were not supported by the Strawberry Hill/Seminary Hill small area plan as evidenced by the one-year term granted for a DHL trailer.

Commissioner Lyle inquired if City staff or the applicant had met with neighbors regarding the request. Staff responded that staff had spoken individually with several residents who expressed concerns relating to site cleanliness, noise, and the SUP request but was not aware of any formal meeting between the applicant and neighbors.

Chair Macek stated the applicant's location within the industrial zone created a different context for considering the request, did not support a deferral, and supported the staff recommendation for the two smaller trailers. He also asked City staff to actively follow up on the Code issues to the remediate noise and site maintenance issues expressed by neighbors.

Vice Chair McMahon voiced her support for the comments made by Chair Macek, supporting the staff recommendation. Staff confirmed that the impacts generated at the overall parcel, which were the subject of neighbors' complaints, were largely attributed to the other commercial tenants. She added that Code enforcement at industrial sites abutting residential area is important and hoped the building owner and applicant would work with the neighbors.

Commissioner Koenig echoed Chair Macek's comments, expressing support for the staff recommendation for two trailers.

Speakers:

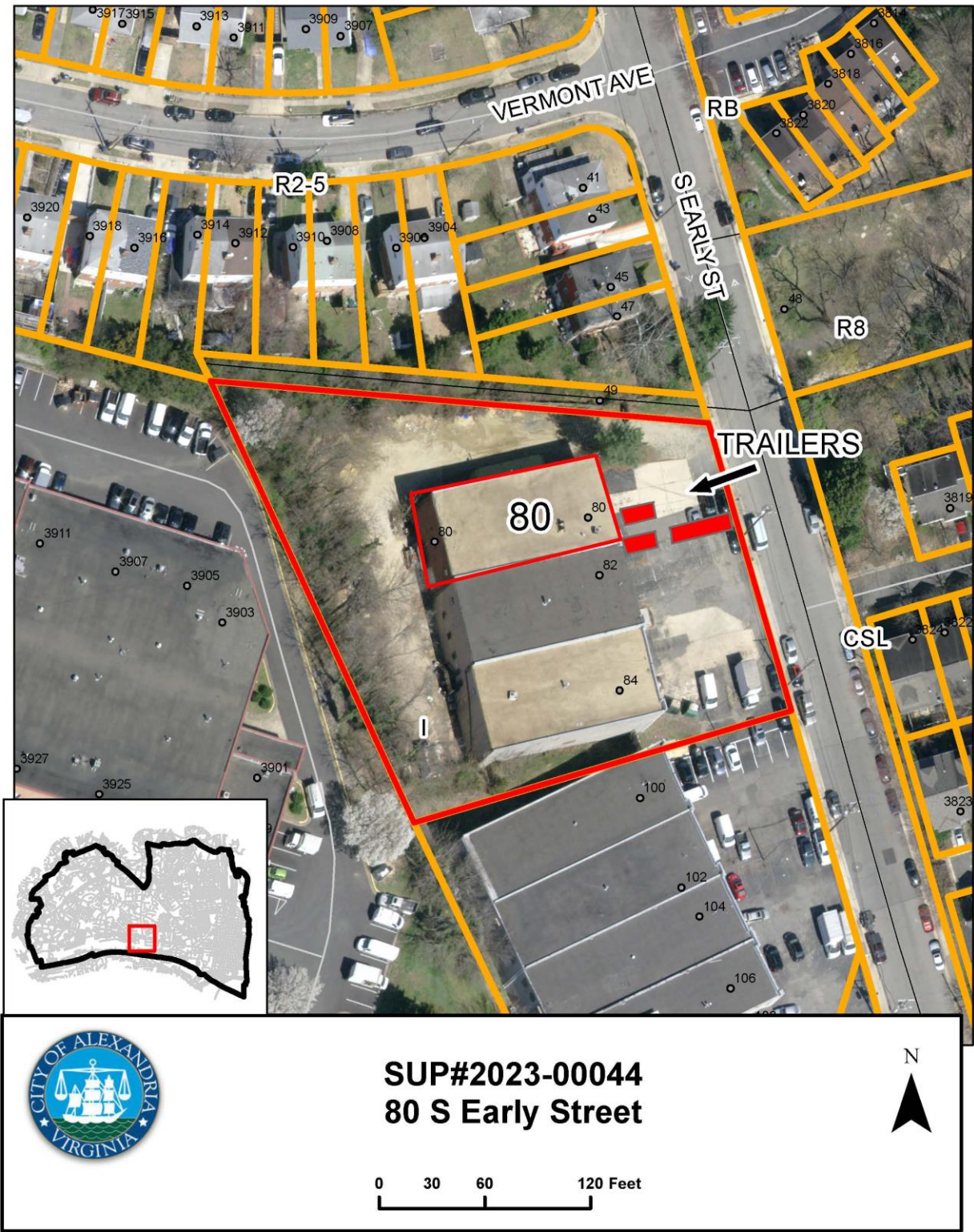
Joshua Yeun, 3904 Vermont Avenue, mentioned noise during early morning hours and site cleanliness, relating to operations by commercial tenants other than the applicant of the SUP.

Gerri Galagaza, 3810 Woodlawn Court, expressed concern relating to the site's current state of cleanliness, opposed the 320 square foot trailer remaining on-site, and mentioned that construction possibly occurred without building permits.

Esteban Enriquez, 3908 Vermont Avenue, noted his concerns about noise impacts, particularly from operations of the construction business located in the rear of the site. He also highlighted issues relating to trash and debris.

The applicant, Daniel Donnelly, spoke in support of his request, mentioning that comments from neighbors are not related to his SUP request and instead are being caused by other commercial tenants at the site. He confirmed his intention to remove the 320 square foot trailer, maintain the cleanliness of his tenant space area, act as a good neighbor, and abide by all City regulations.

PROJECT LOCATION MAP





## 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



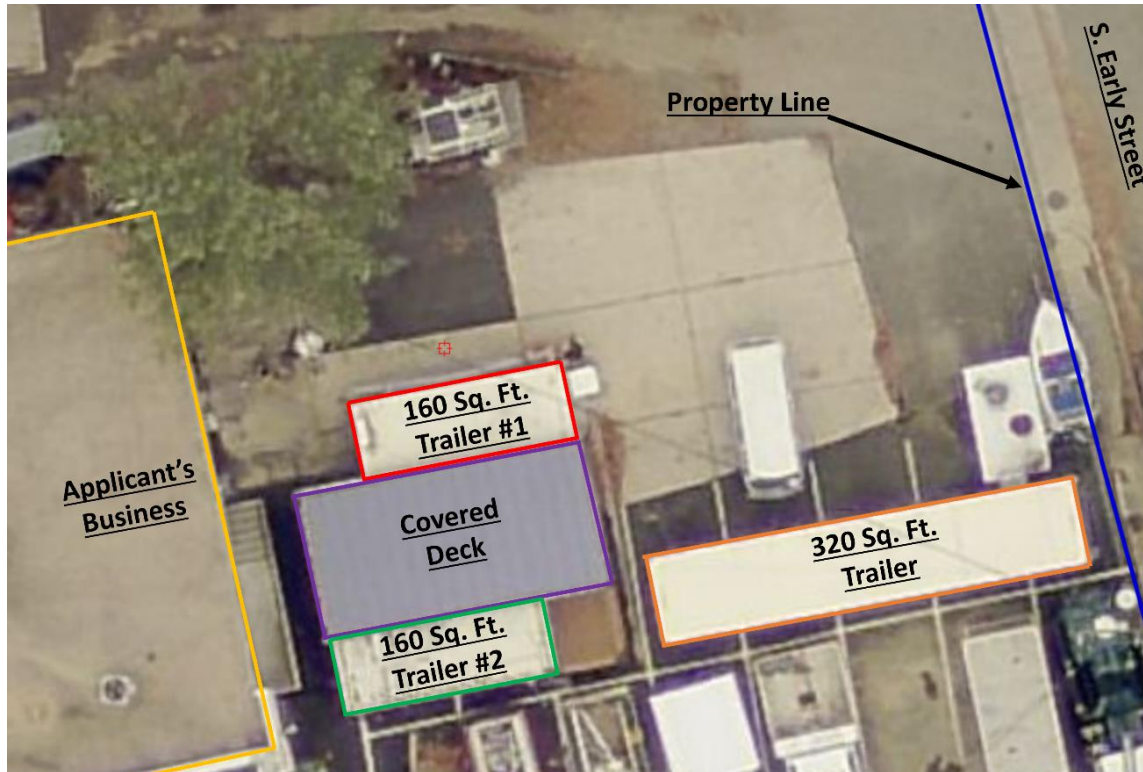
applicant has occupied the tenant space at 80 S. Early Street since 2019, operating a by-right light assembly, service, and crafts use, which focuses on the designing and building of custom furniture.

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](mailto: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](mailto: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

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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](mailto: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](mailto: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](mailto: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](http://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.

Daniel Donnelly

Print Name of Applicant or Agent

80 S. Early Street

Mailing/Street Address

Alexandria, VA

City and State

22304

Zip Code

[Signature]

Signature

10-25-2023

Date

202-247-0599

Telephone #

n/a

Fax #

info@danieldonnelly.com

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.

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## 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 indicate 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 Initial rationale was to extend our studio to include a outdoor receiving area for our clients to drop off and pick up the items during the Covid Lockdown

I  
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

Hours:

10 am to 6pm

Saturday

Closed

Sunday

Closed

Holidays

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

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**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

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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

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

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

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**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:

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- 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:

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

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## **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.

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## 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.

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

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

84

21

S Early St

White Pos

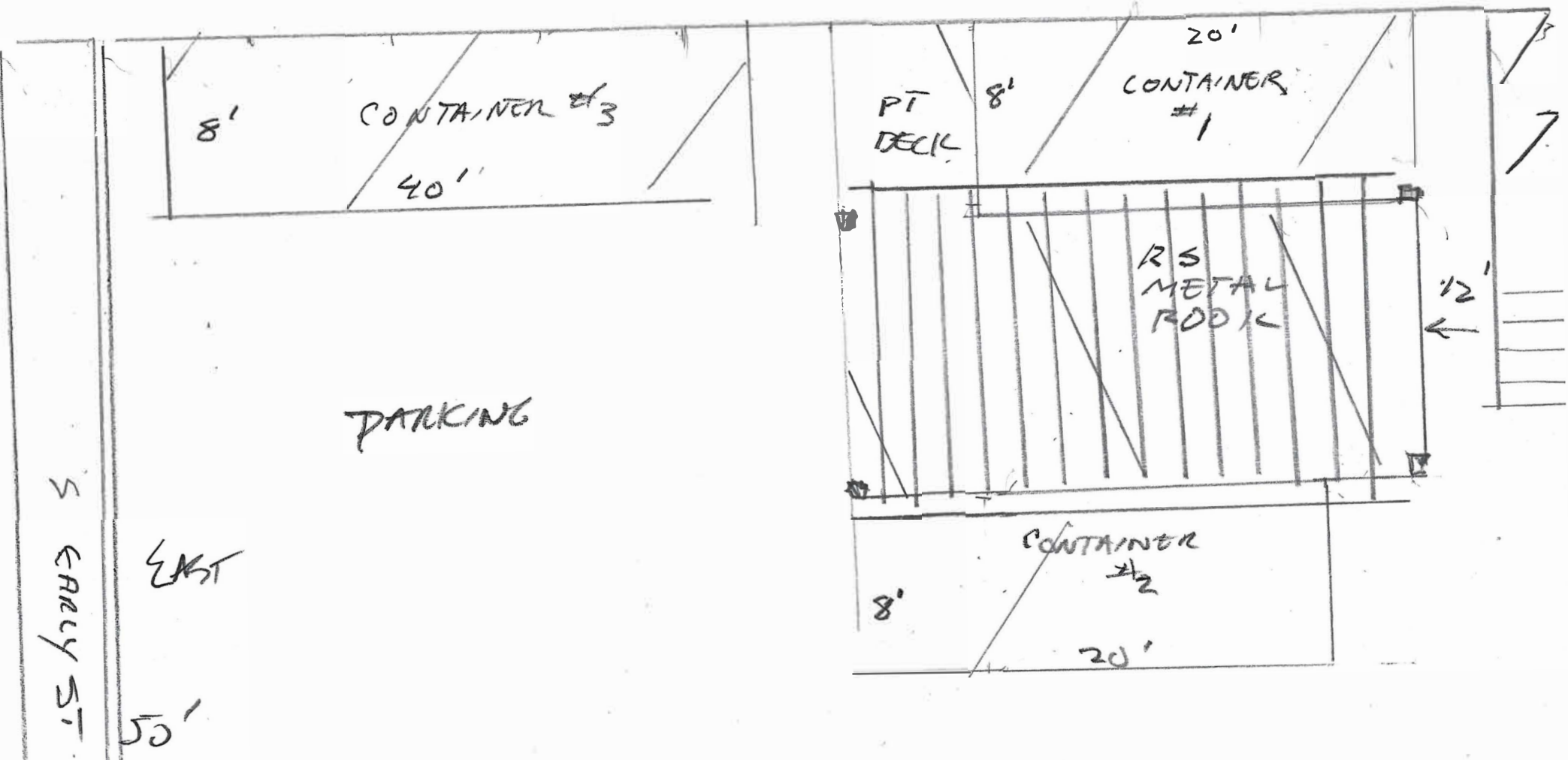
S Early St



S

45  
1

80'  
ENTRANCE



PLAN VIEW  
CONTAINER SPEC. / USE

WEST

DANIEL DONNELLY

NORTH 22

















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Modern Design  
Production Studio  
80 South Early St

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703.549.4672  
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TURN OF HOWELL

ZENU 280287





ZTLU 90  
45

CAUTION  
9'6"  
HIGH

2.3m  
8'6"

EMPTY ONLY

ONLY



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**From:** Daniel Donnelly  
**Sent:** Tuesday, May 14, 2024 10:47 AM  
**To:** Patrick Silva <[Patrick.Silva@alexandriava.gov](mailto: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  
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[80 South Early St](#)

[alexandria, va 22304](#)

703-549-4672

202-247-0599 c

[www.danieldonnelly.com](http://www.danieldonnelly.com)

[info@danieldonnelly.com](mailto:info@danieldonnelly.com)

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Hi, my name is Joshua Yuen and I am speaking today in regards to several concerns that I have with 80 S. Early St. I would like to start off by saying that my family has lived adjacent to this property for over 50 years, so we are very well aware of how long the issues I am going to speak about have been like this. I would also like to acknowledge that while the applicant may not be directly responsible for the construction or certain aspects of the site cleanliness that I will speak on, that he does occupy the same lot as where the issues occur and that there is a shared property owner between them.

My main concern today is in relation to the construction that occurs at this property, and specifically at what times it is done. This most often occurs within the Northern-most section of the property lot. In the past year or so that I have personally lived in the neighborhood, it has been a recurring issue of very loud construction being performed as early as 5:00 in the morning, and as late as past midnight. This is with heavy machinery vehicles, such as Bobcats or loading/unloading of large trucks. It hasn't been until very recently that I have bothered to start to document these occurrences, though I can confidently say this has been happening for well over a year now.

I have spoken with several neighbors who can confirm these claims, several of which have also signed the petition that I have put together for today about these issues. We would like to see this construction outside noise ordinance hours put to a stop permanently, as the threat of a \$100-\$500 fine IF they are caught has clearly not deterred them from doing so thus far. We would also like to ask for further restrictions to be placed on this property as to how loud they are allowed to be during working hours and/or what times they are allowed to start/end construction. The work that they do is directly adjacent, no more than 50 ft, from several houses, many of which are the ones asking for this reduction in noise levels and allowed hours. I have provided links to several videos over the past 3-4 weeks of the sort of noise that this property generates, and it is clearly audible through the videos that they are well exceeding the permitted average 70dB even throughout the day according to Sec. 11-5-5 of the city noise ordinance laws.

Secondly, a more personal concern that I have with this property is the gravel mounds that I have documented in several pictures for today. These piles are directly adjacent to my property line, and are just outside my backyard fence. I have provided documentation proving that this has been there for at least over a year now, with the earliest picture being taken from 5/5/23, though it has been more like over three years since it has been there. These piles have never been moved nor reduced in size, and if anything have only grown in size since I have begun making complaints, which I have also documented. I would like to ask for these piles to be removed, as they are not only always visible from my backyard, but more importantly, I am concerned that gravel will eventually end up being pushed onto my property.

I would like the city council to take these things into consideration as additional

conditions upon which to approve the requested special use permit. Thank you.

**From:** [Joshua Yuen](#)  
**To:** [PlanComm](#)  
**Subject:** re: 80 S Early St Public Hearing 6/4/24  
**Date:** Tuesday, June 4, 2024 5:18:28 PM  
**Attachments:** [80 S Early St 6 4 24 Letter.pdf](#)  
[80 S Early St 6 4 24 Letter.docx](#)  
[petition2.pdf](#)  
[petition1.pdf](#)

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Hi, I'd like to present the following letter and corresponding pieces of evidence to the city council. The videos are unimportant to be viewed live and only serve to show as supporting evidence for the claims in the letter which I will be reading in person. Thank you, and I'm extremely sorry for the late submission.

Josh Yuen

May 5, 2023:



May 2, 2024:





May 1, 2024:



## VIDEOS

May 9, 2024 11:18 AM (Construction outside noise ordinance hours):

<https://photos.app.goo.gl/ivi1KuM7GjsBV41C8>

May 14, 2024 3:44 PM (Construction during day exceeding 70dB(A)):

<https://photos.app.goo.gl/Tutsu7hixmG7zSpu7>

May 18, 2024 11:45 AM (Construction during day exceeding 70dB(A)):

<https://photos.app.goo.gl/AepqrmLWvi3uuDN7>

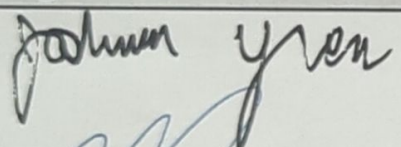
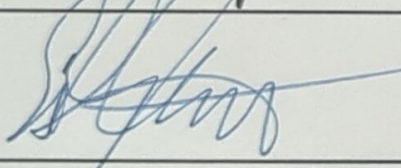
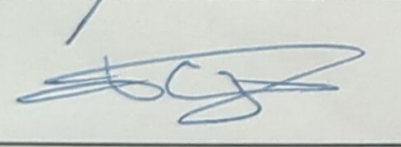
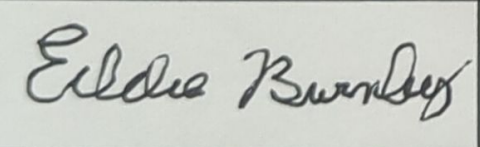
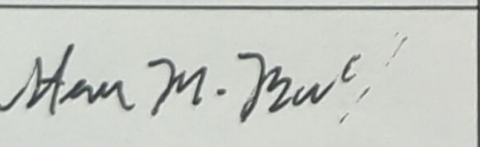
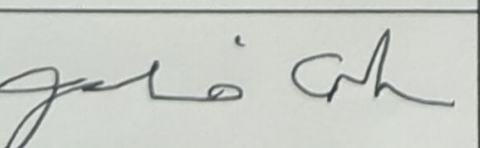
May 23, 2024 11:27 AM (Active dumping of more gravel on existing gravel mounds):

<https://photos.app.goo.gl/FMsjgZym3XdggSGu7>

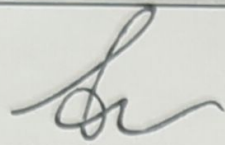

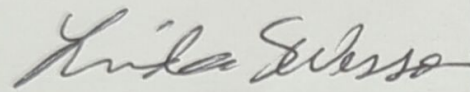
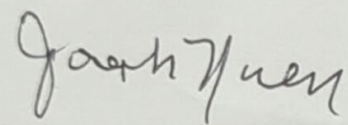
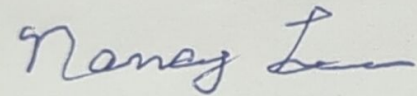


# Petition to Stop Construction Done Outside Noise Ordinance Hours at 80 S. Early St.

Petition summary and background	<b>80 S. Early St.</b> has had numerous issues with the city over the years, many of which have recently come to light. One issue that has persisted over the course of several years is very loud construction being done both inside, but more importantly outside, of noise ordinance hours. We believe that a company that continuously does this sort of thing either does not think they will be caught, or does not care about the consequences if they are.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to address and stop the loud construction done outside of noise ordinance hours at <b>80 S. Early St.</b> permanently. We would also like to ask for additional restrictions to be put into place for how loud and/or at what times construction can be performed that would otherwise fall within noise ordinance hours.

Printed Name	Signature	Address	Comment	Date
Joshua Yuen		3904 Vermont Ave.		6/2/24
Esteban Enriquez		3908 Vermont Ave Alexandria, VA 22304	N/A	06/02/24
Jessica Lopez-Enriquez		3908 Vermont Ave Alexandria, VA 22304	N/A	6/2/24
Eddie Burns		3912 Vermont Ave. Alexandria, VA 22304		6-2-24
Steven Burns		3912 Vermont Ave Alexandria, VA 22304		6-2-24
Jackie Cohen		3912 Vermont Ave Alex. VA 22304		6-2-24



Printed Name	Signature	Address	Comment	Date
Caroline Deng		3928 Vermont Ave. Alexandria, VA 22304		02 Jun 2024
Jenson Lam		3904 Vermont Ave Alexandria VA 22304		02 Jun 2024
Linda Wesson		3904 Vermont Ave. Alexandria, VA 22304		03 Jun 2024
JOSEPH YUEN		3904 Vermont Ave Alexandria, VA 22304		03 Jun 2024
Nancy Lee		3906 Vermont Ave. Alexandria, VA 22304		6/04/24

**From:** [Thomas Hoffman](#)  
**To:** [Patrick Silva](#); [Ann Horowitz](#)  
**Subject:** [EXTERNAL]Special Use Permit #2023-00044  
**Date:** Tuesday, June 4, 2024 9:34:17 AM

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South Early Street is primarily a residential street with more than 80 homes. Daniel Donnelly's three storage containers and assorted junk scattered throughout the site at 80 South Early does nothing to enhance the beauty or value of the neighborhood.

Last summer Mr. Donnelly told me that he was retrofitting the containers in his parking lot for his vacation home in Pennsylvania. Apparently his plans have changed and now they are to be part of his showroom. He never obtained approval for construction of the decks around the containers or the installation of the containers on site. Nothing complies with current life safety codes. How could you possibly recommend approval?

Speaking for the Society Hill Homeowners Association we recommend that the Planning Commission deny this special use permit because it was never properly submitted for review from the start and is a general eyesore. The neighboring Association members at South Early Street Village are aghast that the City could allow this unattractive nuisance. The renderings look pretty but the actuality is fearsomely ugly.

Very respectfully,  
Tom

Thomas H. Hoffman AIA, LEED AP ID + C, NCARB  
Vice President, Society Hill Homeowners Association

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