

*City of Alexandria, Virginia*  
*Department of Planning & Zoning*

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## **SPECIAL USE PERMIT CERTIFICATE**

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	#2022-00015
Approved by Planning and Zoning:	April 5, 2022
Permission is hereby granted to:	All American Imports
to use the premises located at:	26 Dove Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

April 5, 2022 \_\_\_\_\_

Date

*Karl Moritz* (by T.LaColla)

Karl Moritz, Director  
Department of Planning and Zoning

**DATE:** April 5, 2022

**TO:** Tony LaColla, Division Chief, Land Use Services  
Department of Planning and Zoning

**FROM:** Patrick Silva, Urban Planner  
Department of Planning and Zoning

**SUBJECT:** Special Use Permit #2022-00015  
Administrative Review for Special Use Permit for a Change of Ownership  
Site Use: Automobile Sales and Repair  
Applicant: All American Imports  
Location: 26 Dove Street  
Zone: OCM(50) / Office Commercial Medium(50)

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**Request**

Special Use Permit #2022-00015 is a request for a change of ownership at an existing noncomplying automobile sales and repair business from OBSDN Motors, LLC to All American Imports. The new owner will continue to operate the business as a small car sales lot. Minor repair work associated with vehicles stored or sold on the lot, including headlight and wiper blade changes as well as washing, waxing, and interior cleaning, will also take place as part of regular operations. Some light automobile repair work is permitted as limited in Condition #12. The business will operate during the hours of 12:00 p.m. to 5:00 p.m., Sunday, and 10:00 a.m. to 6:00 p.m., Monday through Saturday. The number of employees present during operations will not change from the current scheduling of two employees.

**Background**

In April 1990, City Council approved Special Use Permit #2367 granting Alexandria Auto Sales the ability to operate an automobile sales lot of up to 20 vehicles. In March 1992, City Council approved Special Use Permit #2367A to amend the existing Special Use Permit to allow for non-mechanical repair work to take place in a new two-bay garage at the business. In June 1992, the business became a noncomplying use when the property was rezoned from I-1 to OCM (50) as a part of City-wide zoning reclassification.

In 2008, staff observed violations of the conditions of Special Use Permit #2367A that were subsequently addressed by the business owner. In 2011, a City inspection showed that the parking lot was unstriped, thus violating Condition #8 of Special Use Permit #2367A. However, staff determined that striping was no longer beneficial for the operation of the use. Therefore, Condition #8 requiring the striping was removed as part of the approval of Special Use Permit 2011-00005, an administrative Change of Ownership from Alexandria Auto Sales to Murtaza Mostamandi and Mahboob Hussaini in February 2011. In July 2020, Special Use Permit 2020-00041 was administratively approved by staff, transferring ownership of the SUP from Murtaza Mostamandi and Mahboob Hussaini to Hamid Yasini. Mr. Yasini received three zoning violations within two years of taking over operation of the business. The first violation was for storing and loading vehicles in the public right of way, violating Condition #7 and Condition #9

of Special Use Permit 2020-00041 The second and third violation were regarding complaints from an adjacent property owner stating that vehicles were blocking the public right of way. The third violation resulted in the City Council revocation of Special Use Permit #2020-00041 from the previous business owner in March 2021. Most recently, in June 2021, staff administratively approved Special Use Permit #2021-00039 for a Change of Ownership from Hamid Yasini to OBSDN Motors, LLC. The business had operated without any issues since approval of the most recent change of ownership.

**Parking**

Per Section 8-200(18) of the Zoning Ordinance, one space is required for each 400 square feet of floor area. The building is 400 square feet, which would require one parking space. Section 8-100(A)(9) states parking is exempt if the requirement is two or less. The applicant is providing a total of 26 parking spaces on site.

**Community Outreach**

Public notice was provided through eNews, via the City’s website, and by posting a placard on the site. In addition, Taylor Run Civic Association was issued notification of the current application. Staff has received no comments regarding this proposal.

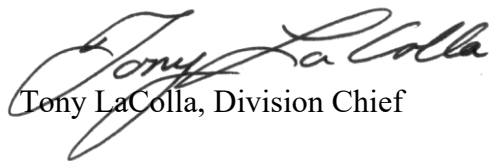
**Staff Action**

Staff finds the Change of Ownership request to be reasonable. All previous violations from past owners have since been addressed. In addition, conditions have been carried forward from Special Use Permit #2021-00039.

Staff hereby approves the Special Use Permit request.

**ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:**

Date: April 5, 2022  
Action: Approved



Tony LaColla, Division Chief

- Attachments: 1) Special Use Permit Conditions  
2) Statement of Consent

### **CONDITIONS OF SPECIAL USE PERMIT #2022-00015**

The new owner is responsible for ensuring compliance with all applicable codes and ordinances and ensuring that the following conditions are adhered to at all times. Violation of any of the SUP conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2011-0005)
2. Condition deleted by staff. (SUP#2020-00041)
3. No vehicle parts, tires, or other materials shall be stored or permitted to accumulate outside, except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP#2011-0005)
4. All cars for sale shall be stored on the property in a neat and orderly fashion at all times. (P&Z) (SUP#2011-0005)
5. The hours of operation of the automobile sales business shall be restricted to between 9:00am to 8:00pm Monday through Saturday, between 9:00am and 6:00pm on Sunday, as indicated by the applicant. (P&Z) (SUP#2011-0005)
6. No junked, abandoned, or stripped vehicles shall be displayed, parked, or stored outside. (P&Z) (SUP#2011-0005)
7. No vehicles shall be displayed, parked, or stored on a public right-of-way. (P&Z) (SUP#2011-0005)
8. Condition deleted by Staff. (SUP#2011-0005)
9. No vehicles shall be loaded or unloaded in the public right-of-way. Loading and unloading of vehicles, if any, shall take place on-site and during hours of operation. (P&Z) (SUP#2011-0005)
10. No more than 20 vehicles shall be displayed on the lot at any one time. (P&Z) (SUP#2011-0005)
11. No repair work shall be done outside. All repairs of motor vehicles at the site shall be conducted inside a building or structure. (P&Z) (SUP#2011-0005)
12. Repair work done on the premises shall be restricted to washing, waxing, and minor automobile repair (e.g. replacement of headlights, wiper blades and tires) on vehicles for sale only. (P&Z) (SUP#2011-0005)

13. 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) (SUP#2011-0005)
14. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z) (SUP#2011-0005)
15. The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (P&Z) (SUP#2011-0005)
16. All waste products including but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers or be discharged onto the ground. (P&Z) (SUP#2011-0005)
17. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065 or at <http://alexandriava.gov/Environment> under Forms and Publications. (P&Z) (SUP#2011-0005)
18. Condition deleted by staff. (P&Z) (SUP2021-00039)
19. 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) (SUP#2011-0005)
20. **CONDITION AMENDED BY STAFF:** The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if: (a) 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; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z) (~~SUP#2021-00039~~)

21. The applicant shall remove trash bins from areas adjacent to the public right-of-way after trash pick-up to the satisfaction of the Director of Planning & Zoning. (P&Z)  
(SUP#2011-0005)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2022-00015. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the automobile sales and repair business at 26 Dove Street.

  
Applicant - Signature

4/8/22  
Date

ADIL MUKHTAR  
Applicant - Printed

4/8/22  
Date