

City of Alexandria, Virginia
Department of Planning & Zoning

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 #2020-00041
Approved by Planning and Zoning: July 27, 2020
Permission is hereby granted to: Hamid Yasini
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.

July 27, 2020

Date

Karl Moritz (by T. LaColla)

Karl Moritz, Director
Department of Planning and Zoning

DATE: July 27, 2020

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

FROM: Anna Kohlbrenner, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2020-00041
Administrative Review for Special Use Permit for a Change of Ownership
Site Use: Automobile Sales and Repair
Applicant: Hamid Yasini
Location: 26 Dove Street
Zone: OCM(50) / Office Commercial Medium(50)

Request

Special Use Permit #2020-00041 is a request for a change of ownership at an existing noncomplying automobile sales and repair business from Murtaza Mostamandi and Mahboob Hussaini to Hamid Yasini. The new owner will continue to operate the business as a small car sales lot with up to 20 vehicles for sale at any one time. Minor repair work for vehicles stored or sold on the lot, such as headlight and wiper blade changes and minor interior cleaning will also be offered. No mechanical tune-up work is permitted at this site.

Background

On April 21, 1990, City Council granted Special Use Permit #2367 to Alexandria Auto Sales for the operation of an automobile sales lot of up to 20 vehicles. On March 21, 1992, City Council granted Special Use Permit #2367A to the applicant to allow minor, non-mechanical repair work in a new two-bay garage at the business.

The business became a noncomplying use when the property was rezoned from I-1 to OCM (50) as a part of City-wide remapping approved in June 1992.

In 2008, staff observed violations of the conditions of SUP#2367A that were later corrected. Although staff observed in 2011 that the parking lot was unstriped as required by the SUP, it concluded that striping was no longer beneficial for the operation of the use. The condition requiring the striping was removed as part of the most recent SUP approval at the site, an administrative change of ownership granted to Murtaza Mostamandi and Mahboob Hussaini in February 2011 (SUP#2011-0005).

The business owner received two zoning violations in the past five years. The first violation was for storing and loading vehicles on the public right of way, violating Condition #7 and Condition #9 of Special Use Permit #2011-0005. The second violation was regarding a complaint from an adjacent property owner, which included an affidavit stating that vehicles were blocking the

public right of way. Hamid Yasini has stated that no parking signs will be added along Dove Street to combat future parking issues.

Parking

Hamid Yasini has stated that he will be providing off-premise parking with a maximum of 20 cars at 20 S. Quaker Lane.

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 sent written notification of the current application. Staff received one comment from an adjacent property owner expressing opposition to the request. The adjacent property owner stated several concerns that included the following: constant street parking from their customers and employees in no-parking street zones, blocking his parking lot with loading vehicles from their business, an overflow of cars in their lot, and blocking the right-of-way.

Staff Action

Staff finds the change of ownership request to be reasonable.

Additionally, conditions have been carried forward from Special Use Permit #2011-0005.

Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: July 27, 2020

Action: Approved



Tony LaColla, Division Chief

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

CONDITIONS OF SPECIAL USE PERMIT #2020-00041

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.

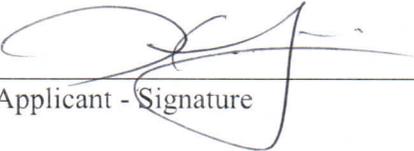
1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2011-0005)
2. ~~**CONDITION DELETED BY STAFF:** No banners, streamers, flags, or similar advertising devices shall be displayed on the premises, but signs advertising the general business conducted on the premises may be displayed in accordance with Section 7-6-173 of the City Code.~~ (P&Z) (SUP#2011-0005)
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. The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 to schedule a security survey for the business and robbery readiness training for all employees. (P&Z) (SUP#2011-0005)
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#2011-0005)
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 #2020-00041. 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

7/28/20
Date

HAMID YASNI

Applicant - Printed

7/28/20
Date