



**APPLICATION**

**Master Plan Amendment MPA#** \_\_\_\_\_

**Zoning Map Amendment REZ#** \_\_\_\_\_

**PROPERTY LOCATION:** 4154 Duke Street, Alexandria, VA

**APPLICANT**

Name: Toto Moto Academy LLC

Address: \_\_\_\_\_

**PROPERTY OWNER:**

Name: 4154 Duke St LLC

Address: \_\_\_\_\_

**Interest in property:**

- Owner       Contract Purchaser
- Developer     Lessee                       Other \_\_\_\_\_

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

- Yes: If yes, provide proof of current City business license.
- No: If no, said agent shall obtain a business license prior to filing application.

**THE UNDERSIGNED** certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

NUBAR AZIMOVA

Print Name of Applicant or Agent

\_\_\_\_\_  
Mailing/Street Address

\_\_\_\_\_  
City and State                                      Zip Code

NUBAR AZIMOVA

Signature

\_\_\_\_\_  
Telephone #                                      Fax #

4/13/2026  
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Legal advertisement: \_\_\_\_\_

\_\_\_\_\_

ACTION - PLANNING COMMISSION \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_



**MPA #** \_\_\_\_\_

**REZ #** \_\_\_\_\_

## **JUSTIFICATION FOR AMENDMENT**

(attach separate sheets if needed)

- 1.** Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The proposed amendment is to remove an outdated proffer condition that restricts the property to professional office use only. The subject property is designated as Commercial Low in the Master Plan, where daycare use is consistent and appropriate. The amendment will allow a small daycare facility that is compatible with surrounding uses and provides a needed community service. The proposed use will operate at a +
- 2.** Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

No change to the underlying zoning classification (CL) is requested. The amendment is consistent with the existing Master Plan designation of Commercial Low and will allow a permitted use that aligns with current zoning intent.
- 3.** Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is adequately served by existing public facilities and infrastructure. It has direct access to Duke Street and a private parking area sufficient for staff and parents. Water, sewer, and emergency services are available. The proposed daycare use will not create significant additional impact on public services.
- 4.** If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

No additional proffered conditions are proposed at this time. The application is solely to remove the existing restriction limiting the use to professional office.

# 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.	Toto Moto Academy LLC		100%
2.	Nubar Azimova		100%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4154 Duke Street, Alexandria, VA (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.	4154 Duke St LLC		100%
2.	Zia Hassanzadeh		100%
3.			

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 require 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.	Toto Moto Academy LLC	None	None
2.	4154 Duke St LLC	None	None
3.	Zia Hassanzadeh	None	None

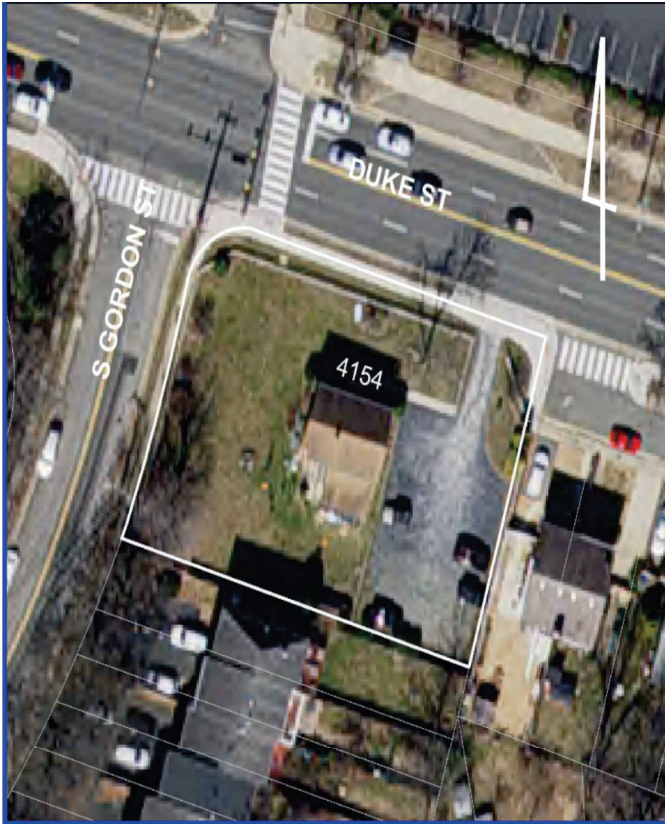
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

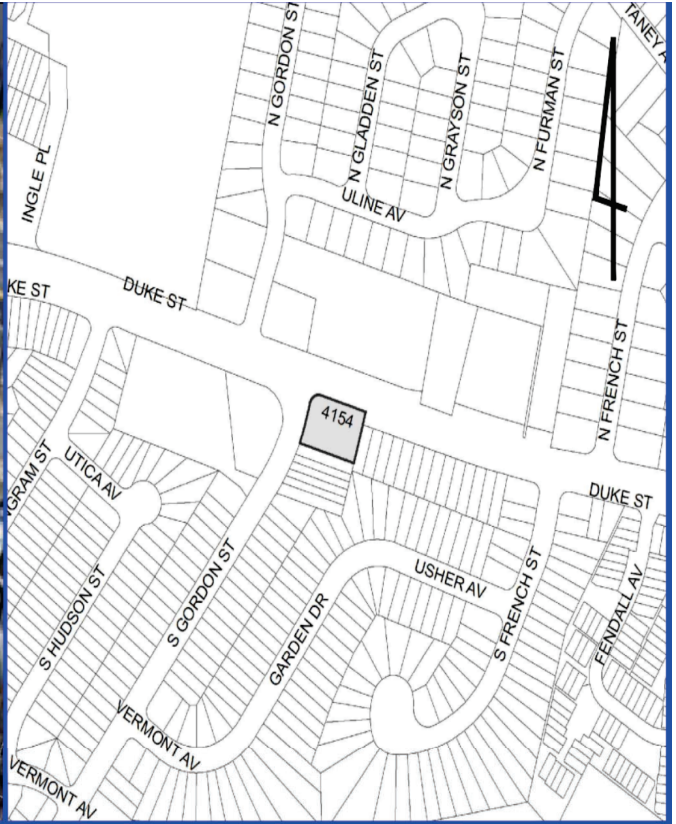
04/13/2026

NUBAR AZIMOVA

NUBAR AZIMOVA



ORTHOGRAPHIC OVERLAY  
NO SCALE



VICINITY MAP  
NO SCALE

# LEGAL DESCRIPTION OF PROPERTY

Address: 4154 Duke Street, Alexandria, Virginia

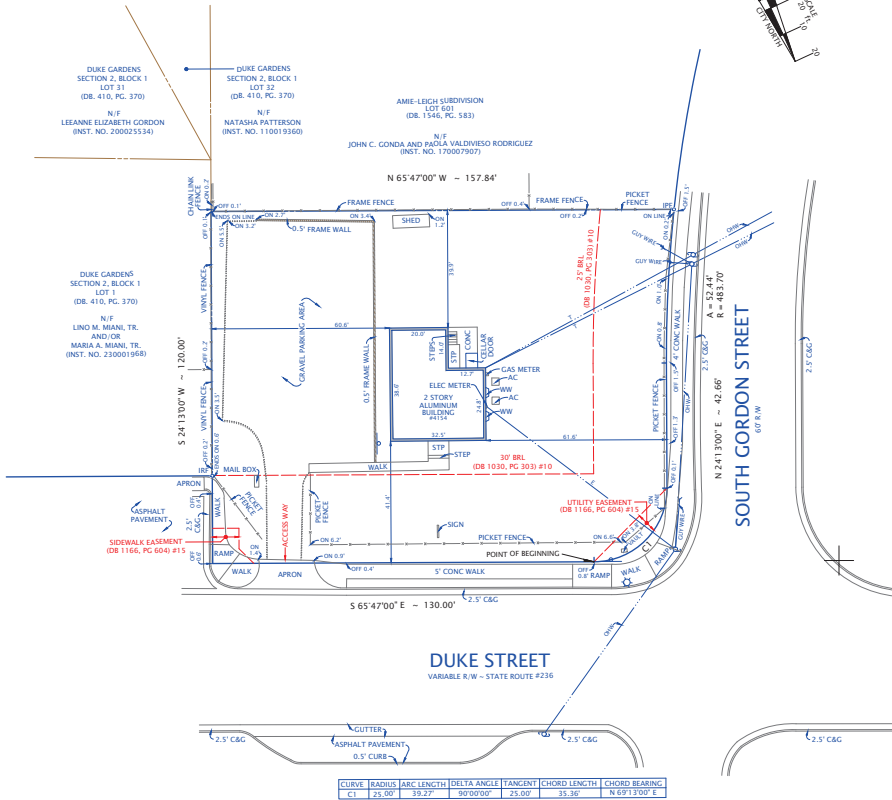
Tax Map Number: 060.01-03-01

The subject property is located at 4154 Duke Street in the City of Alexandria, Virginia. The property consists of approximately 18,516 square feet of land and is currently improved with an existing building and on-site parking area.

The property is identified as Lot 1 on the applicable tax records of the City of Alexandria and is zoned Commercial Low (CL). The parcel is bounded by Duke Street and adjacent residential and commercial properties, as shown in the attached survey and vicinity maps.

This legal description is provided for the purpose of supporting a rezoning application to remove an existing proffer condition restricting the use to professional office.

LEGEND	
AC	AIR CONDITIONERS
CONC	CONCRETE
C&G	CURB & GUTTER
DB	DEED BOOK
E	ELECTRIC LINE
IPF	IRON PIPE FOUND
LP	LIGHT POLE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PG	PAGE
SGN	SIGN
STP	STOOP
T	TELEPHONE LINE
U	UTILITY POLE
WW	WINDOW WELL



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 69°13'00" E

**SURVEYOR'S CERTIFICATE**

TO: 4154 DUKE STREET, LLC, MVB BANK, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13 AND 14 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 06TH, 2024.

DATE OF PLAT: FEBRUARY 9TH, 2024.



*George M. O'Quinn*  
 GEORGE M. O'QUINN ..... L.S.

DOMINION SURVEYORS®

**GENERAL NOTES:**

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP 060.01-03-01 AND IS ZONED CL.
2. OWNER: ALEXANDRIA LEGAL PAD, LLC.  
 4154 DUKE STREET  
 ALEXANDRIA, VA 22304  
 (INST. NO. 010031264)
3. TOTAL LAND AREA = 18,516 SF (0.42507 ACRED)
4. GROSS AREA OF BUILDING FOOTPRINT = 1,084 SF
5. THERE ARE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
8. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5155190036F, EFFECTIVE 1/11/2024.
9. ALL RECORDING REFERENCES SHOWN HEREON REFER TO THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
10. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED WITHIN THE TITLE COMMITMENT.

**EASEMENT NOTES:**

- THESE NOTES ARE NUMBERED TO CORRESPOND WITH SCHEDULE B – SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. MTE2995, COMMITMENT DATE JANUARY 15, 2024.
10. DEED BOOK 1030 AT PAGE 303 – ITS LOCATION IS SHOWN.
  11. DEED BOOK H-7 AT PAGE 415 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  - DEED BOOK 335 AT PAGE 622 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  12. DEED BOOK Y-7 AT PAGE 170 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  - DEED BOOK 335 AT PAGE 622 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  13. DEED BOOK P-9 AT PAGE 140 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  14. DEED BOOK 407 AT PAGE 567 – ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
  15. DEED BOOK 1166 PAGE 604 – ITS LOCATION IS SHOWN.

**EXHIBIT A – LEGAL DESCRIPTION:**

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHWESTERLY CORNER OF THE ORIGINAL TRACT (DB. 1010 PG. 389) ON THE SOUTHERLY SIDE OF DUKE STREET (LITTLE RIVER TURNPIKE) AND ON THE SOUTHEASTERLY SIDE OF S. GORDON STREET (FRUIT GROWER'S EXPRESS COMPANY OUTLET ROAD), THENCE DEPARTING SAID S. GORDON STREET AND RUNNING WITH SAID SOUTHERLY LINE OF DUKE STREET S. 65° 47' 00" E 130.00' TO A POINT, THENCE DEPARTING SAID DUKE STREET AND RUNNING WITH THE WESTERLY LINE OF LOT 1, BLOCK 1, SECTION 2, DUKE GARDENS S 24° 13' 00" W 120.00' TO A POINT, THENCE DEPARTING SAID LOT 1, AND RUNNING WITH THE NORTHERLY LINE OF A PARCEL PREVIOUSLY CUT FROM THE ORIGINAL TRACT (IN DB. 389 PG. 369) N 65° 47' 00" W 157.84' TO A POINT IN THE EASTERLY LINE OF S. GORDON STREET (EASTERLY LINE OF 441 SQUARE FEET DEDICATED TO PUBLIC USE), THENCE WITH THE EASTERLY LINE OF S. GORDON STREET THE FOLLOWING COURSES AND DISTANCES: 52.44' ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 463.70', AND A CHORD BEING N 27° 19' 21" E 52.41' TO A POINT, N 24° 13' 00" E 42.66' (INCLUDING 711 SQUARE FEET VACATED BY CITY OF ALEXANDRIA BY ORDINANCE NUMBER 835, NOVEMBER 1954) TO A POINT, AND 39.27' ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' AND A CHORD BEING N 69° 13' 00" W 35.36' TO THE POINT OF BEGINNING AND CONTAINING 18,516 SQUARE FEET MORE OR LESS, AS SHOWN ON PLAT OF JOHN A. KEHART, C.L.S., DATED AUGUST 7, 1981. A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF. THE SAID PARTY OF THE FIRST PART DOES HEREBY DEDICATE FOR PUBLIC STREET PURPOSES UNTO THE CITY OF ALEXANDRIA, VIRGINIA, THAT CERTAIN PARCEL OF LAND CONTAINING 441 SQUARE FEET LOCATED AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, ALL AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART HEREOF.

AND BEING THE SAME PROPERTY CONVEYED TO ALEXANDRIA LEGAL PAD, LLC, BY DEED FROM THE WAY GENERAL PARTNERSHIP, A VIRGINIA PARTNERSHIP DATED DECEMBER 12, 2001 AND RECORDED DECEMBER 13, 2001, AS INSTRUMENT NO. 010031264, AMONG THE LAND RECORDS OF CITY OF ALEXANDRIA, VIRGINIA.

NOTE: PROPERTY DESCRIPTION IN THE CURRENT DEED HAS SOME MISSING WORDS AND/OR PHRASES, PARTICULARLY ALONG S. GORDON STREET RETURNING TO THE POINT OF BEGINNING. SEE PRIOR DEED RECORDED IN DEED BOOK 1030 AT PAGE 303 FOR COMPARISON. ALSO, THE "PLAT ATTACHED HERETO" IS NOT ATTACHED TO THE CURRENT DEED BUT IS ATTACHED TO THE PRIOR DEED RECORDED IN DEED BOOK 1030 AT PAGE 303.



ORTHOGRAPHIC OVERLAY  
NO SCALE

VICINITY MAP  
NO SCALE

ALTA/NPS LAND TITLE SURVEY  
 ON  
 THE PROPERTY LOCATED AT  
**#4154 DUKE STREET**  
 (INST. NO. 010031264)  
 CITY OF ALEXANDRIA, VIRGINIA  
 SCALE: 1" = 20' FEBRUARY 9TH, 2024



