

***Consideration for Revocation of
Special Use Permit #2020-00041
26 Dove Street
M & B Auto Sales LLC***

Application	General Data	
Public hearing and consideration for revocation of an automobile sales and repair special use permit for violations of special use permit conditions.	Planning Commission Hearing:	March 2, 2021
	City Council Hearing:	March 13, 2021
Address: 26 Dove Street	Zone:	OCM(50)/Office Commercial Medium(50)
Applicant: Hamid Yasini	Small Area Plan: Taylor	Run/Duke Street

Staff Recommendation: REVOCATION of Special Use Permit

Staff Reviewer: Tony LaColla, anthony.lacolla@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 2, 2021:

On a motion by Vice Chair McMahon, and seconded by Commissioner Koenig, the Planning Commission voted to recommend revocation of SUP #2020-00041. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff recommendation.

Commissioner Lyle asked the SUP holder who and how many people would be working at the dealership. The SUP holder indicated two of his brothers would be working at the dealership. Commissioner Lyle asked Division Chief Tony LaColla if there could be a plan to get the SUP holder in line with conditions. Mr. LaColla stated that staff could work with the SUP holder on a letter of agreement outlining actions to achieve compliance.

Vice Chair McMahon expressed how difficult the case is due to the possibility of shutting down a business, however, there are many operational issues, and she is not sure they can be resolved.

Commissioner Ramirez stated that all we can know is past behavior and given the number of calls, she believes the right of enjoyment for surrounding property owners has been infringed upon and will continue to be infringed upon given the SUP holder has not shown any effort to rectify issues and improve the situation.

Commissioner Koenig stated that revoking an SUP is a serious consideration, however, there is a fundamental responsibility of the SUP holder to adhere to the SUP conditions. He expressed concern for the adjacent business owners and had reservations about providing additional flexibility or time for the SUP holder to improve the situation.

Commissioner Brown asked Mr. LaColla if anything new was presented by the SUP holder that would provide cause for reconsidering revocation. Mr. LaColla indicated that there was no new information. Commissioner Brown indicated he supports the staff recommendation.

Chair Macek stated he does not take the staff recommendation lightly; however, he is comfortable supporting staff and concurs with his fellow Commissioners given continued bad behavior by the business and non-payment of civil citations.

Speakers:

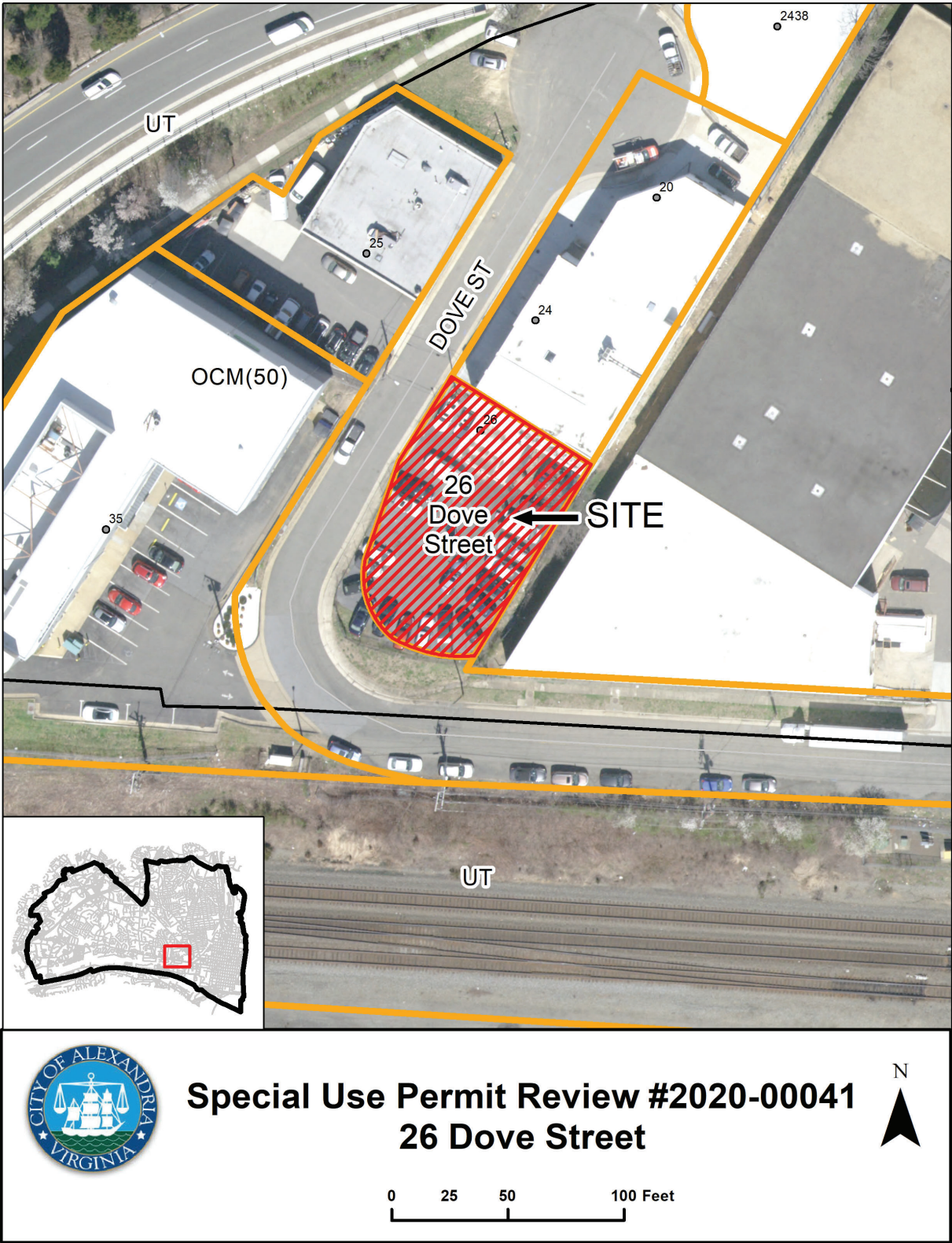
Cynthia Cole, owner of Fontenelle Academy, an adjacent property, indicated support for revocation due to use of drugs, mob gatherings, speed limit infractions, obstruction of the right-of-way, burn outs, confrontations with patrons, and constant police activity at 26 Dove Street.

Ralph Badette, representative of Fontenelle Academy, indicated their business has lost clients due to the issues at 26 Dove Street. Mr. Badette spoke about constant presence of police, upkeep issues, rodent issues, tire burn outs, and constant mob gatherings at 26 Dove Street.

Carey Meushaw, owner of 25 Dove Street, spoke in support of revocation. Indicated almost daily non-compliance with SUP conditions and constant chaos including dozens of police calls. 26 Dove Street blocks roadway continuously.

Yahya Yasini, an assistant at 26 Dove Street, indicated ongoing issues with the manager of the dealership but that the manager was no longer working on the property. Mr. Yasini tried to work with the neighbors to resolve issues, including bringing in a new manager. Asked for a second chance to resolve the situation.

Hamid Yasini, the SUP holder, indicated the manager, his nephew, was no longer working on at the dealership. The manager was hanging out with the wrong crowd and bringing them to the place of business. Mr. Yasini stated he was not aware of SUP violations and citations and asked for time to resolve issues and another chance to achieve compliance.



I. DISCUSSION

Special Use Permit #2020-00041, held by Hamid Yasini, representing M & B Auto Sales LLC, an automobile sales and repair business, is being considered for revocation due to the failure of the business owner to adhere to the stated conditions.



Figure 1: Street level view of subject site

SITE DESCRIPTION

The rectangle shaped parcel, in the elbow of Dove Street, is south of Duke Street and east of Telegraph Road. The 7,593 sq. ft. parcel has approximately 180 feet of frontage on Dove Street (Figure 1). The site has a depth of approximately 65 feet with a parcel width of 115 feet. The parcel is developed with a small one-story commercial building and car sales lot.

The site is surrounded by offices and warehousing/storage to the east and west, a private school to the north, and railroad tracks to the south.

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.

An administrative change of ownership was granted to Modern Motors, LLC by Saad Javed in March 2011 (SUP#2011-0005). A second change of ownership was granted to Murtaza Mostamandi and Mahboob Hussaini in October 2013 (SUP#2013-0072).

Hamid Yasini applied for a change of ownership on June 4, 2020. On July 27, 2020, a third change of ownership was granted to Hamid Yasini under SUP#2020-00041.

ZONING/MASTER PLAN DESIGNATION

The subject is located within the Taylor Run/Duke Street Small Area Plan. The property is zoned OCM (50)/Office Commercial Medium (50).

ZONING ORDINANCE AUTHORITY FOR REVOCATION

Section 11-505 - Conditions and restrictions.

In approving a special use permit, the city council may impose any conditions and restrictions that it determines are necessary and desirable to ensure that the use will further those considerations enumerated in section 11-504. If imposed, such conditions shall become part of the legal requirements of the special use permit and violations of or failure to conform to such conditions shall constitute violations of this ordinance and constitute cause to revoke the permit.

Section 11-506 - Duration of valid permit.

(A) *Revocation and suspension.* After notice and a public hearing, the city council may revoke or suspend any special use permit approved by it upon proof that the holder of the permit has failed to comply with any law, including, without limitation, the conditions subject to which the special use permit was granted.

II. STAFF ANALYSIS

Between the date of the application for a change of ownership in June 2020 and February 2021, numerous complaints were received by the Department of Planning and Zoning via e-mail and signed affidavits submitted through USPS for zoning enforcement issues, including parking of vehicles in the public right of way (Condition #7), loading and unloading of vehicles from delivery trucks (Condition #9), and exceeding the maximum number of cars permitted to be stored on the lot (Condition #10).

To date, two warning notices and five notices of violation have been issued as follows:

- June 22, 2020 - Warning notice issued for violation of Conditions #7 and #9
- July 3, 2020 – Notice of Violation (1) for violation of Condition #7 (unpaid)
- September 2, 2020 - Warning for violation of Condition #10
- September 28, 2020 - Notice of Violation (2) for violation Condition #7 (unpaid)
- November 6, 2020 - Notice of Violation (3) for violation of Condition #7 (unpaid)
- January 13, 2021 Notice of Violation (4) for violation of Condition #7 (unpaid)
- February 4, 2021 – Notice of Violation (5) for violation of Condition #7

City records indicate that as of the date of this report, the civil penalties imposed by four of the notices of violation remain unpaid. As a result, \$700 is past due to the City of Alexandria. A demand letter was sent by the City Attorney on January 21, 2021. Additionally, a \$500 notice of violation was issued on February 4, 2021.

Furthermore, since June 1, 2020, this address has had 37 calls for service to the Alexandria Police Department, 10 of which have been related to violations of Condition #7 (parking of vehicles in the public right of way) on the following dates:

June 16, 2020	September 12, 2020	September 29, 2020
June 23, 2020	September 22, 2020	January 12, 2021
September 9, 2020	September 22, 2020	January 13, 2021
		February 5, 2021

Due to the number of complaints from nearby property owners, an in-person meeting was held with Department of Planning & Zoning staff on July 23, 2020 where the SUP holder agreed to abide by the SUP conditions and take action to ensure compliance. A subsequent e-mail, sent by the SUP holder on July 24, 2020, indicated actions they would take to achieve compliance with an overflow of automobiles. Following additional complaints in September 2020, a follow up e-mail was sent to staff by the SUP holder on September 25, 2020, whereby they laid out additional actions to mitigate continued issues.

Given the history of complaints, continued non-compliance with SUP conditions and unpaid civil citations, staff determined to docket the SUP for consideration of revocation under Section 11-505 and 506 of the Zoning Ordinance. On February 10, 2021, staff informed the SUP holder of the City's intention to docket SUP #2020-00041.

III. RECOMMENDED ACTION

Staff recommends **revocation** of SUP#2020-00041 effective March 27, 2021. Should City Council revoke the SUP, operation of the existing permitted automobile sales and repair business located at 26 Dove Street would no longer be authorized.

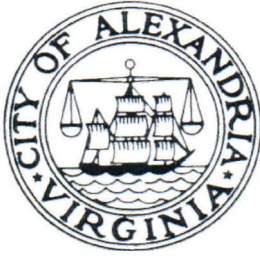
IV. ATTACHMENTS

Signed Special Use Permit #2020-00041
Special Use Permit Application
Zoning Violation Tickets #5225, 5241, 5263, 5275, and 5276
Log of Police Calls for Service Related to Zoning Violations
Unpaid Violation Demand Letter
E-mail communication from property owner dated July 24 and September 25, 2020

SUP#2020-00041
26 Dove Street
M & B Auto Sales LLC

STAFF:

Tony LaColla, AICP, LUS Division Chief
Ann Horowitz, Principal Planner



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.

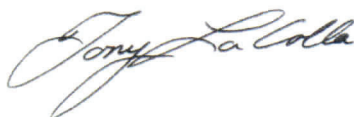
Additionally, conditions have been carried forward from Special Use Permit #2011-0005.

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 YASINI

Applicant - Printed

7/28/20
Date



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ **Change of Ownership** ☐ **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 26 S DOVE STREET, ALEXANDRIA, VA 22314
TAX MAP REFERENCE: Parcel: 18024000 **ZONE:** CCM(50)

APPLICANT

Name: HAMID YASINI
 Address: 1660 GEORGES KNOW COURT, WOODBRIDGE, VA 22192

PROPERTY OWNER

Name: DAREZZO REAL ESTATE NO 1 LLC
 Address: 4200 LONG MEADOW ROAD, MIDDLETOWN, VA 22645

SITE USE: COMMERCIAL (DEALERSHIP) / AUTOMOBILE SALES & REPAIR

Business Name: Current: M&B AUTO SALES LLC Proposed (if changing):

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

HAMID YASINI
 Print Name of Applicant or Agent
1660 GEORGES KNOW CT.
 Mailing/Street Address
WOODBRIDGE, VA 22192
 City and State Zip Code

[Signature]
 Signature
703-499-4820
 Telephone # Fax #
HYASINI24@GMAIL.COM (HYASINI24@GMAIL.COM)
 Email address
6/4/2020
 Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____
 Legal advertisement: _____
 ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____
 ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # 2013-0072

Date approved: 10 / 25 / 2013
month day year

Name of applicant on most recent special use permit MURTAZA MOSTAMANDI & MAHBOOB HUSSAINI

Use AUTOMOBILE SALES AND REPAIR

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

REQUEST FOR CHANGE OF OWNERSHIP FROM MURTAZA
MOSTAMANDI AND MAHBOOB HUSSAINI TO HAMID YASINI.
THE NEW OWNER WILL CONTINUE TO OPERATE THE
BUSINESS AS A SMALL USED CAR DEALERSHIP. WE
ALSO DO MINOR REPAIR WORK FOR VEHICLES STORED
OR SOLD ON THE LOT, AS WELL AS CLEANING/DETAILING.
WE DO NOT AND ARE NOT PERMITTED TO DO ANY
MECHANICAL TUNE-UP WORK. WE CURRENTLY HAVE FIVE
EMPLOYEES.

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

NO CHANGES.

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

____/____/____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

NO CHANGES. ALL CONDITIONS TO REMAIN THE SAME

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? ____ Yes ☒ No

If yes, describe the type of renovations and/or list any new equipment proposed.

9. Are you proposing changes in the sales or service of alcoholic beverages? ____ Yes ☒ No

If yes, describe proposed changes:

10. **Is off-street parking provided for your employees?** ☐ Yes ☒ No
If yes, how many spaces, and where are they located?

11. **Is off-street parking provided for your customers?** ☐ Yes ☒ No
If yes, how many spaces, and where are they located?

12. **Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. **Are physical changes to the structure or interior space requested?** ☐ Yes ☒ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. **Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. **The applicant is the** (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: _____

16. **The applicant is the** (check one) ☒ Current business owner ☐ Prospective business owner

☐ other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

HAMID YASINI , 100% OWNER OF M&B AUTO
SALES LLC., ADDRESS BELOW.

HAMID YASINI
1660 GEORGES KNOW CT.
WOODBIDGE, VA 22192

Citations

ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
703-746-4333

NOTICE OF VIOLATION
YOU ARE CHARGED WITH VIOLATING THE ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Date of Violation: July 3, 2020 Day of Week: Friday Time AM/PM: 12:45

Location of Violation: 2000 Black Dove St
Alexandria, VA 22314

Ord. Section: 11-505
Parked or stored on Public Right-of-Way

Penalty \$: 50.00
☐ 1st fine ☐ 2nd ☐ 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY 7/10/2020
AN ADDITIONAL MONETARY PENALTY WILL BE ASSESSED.

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE
I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

SIGNATURE _____ DATE _____

Violator's Copy: White - City Attorney's Copy: Yellow - Finance Copy: Pink
F-PC-0001

Individual/Business Responsible for Violation:
☐ PROPERTY/BUSINESS OWNER
☐ PROPERTY OCCUPANT
NAME: M + B Auto Sales
ADDRESS: 26 Dove St CITY/TOWN: Alexandria STATE: VA ZIP: 22314

CERTIFICATION OF ISSUING AGENT
The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning, that he/she personally saw and/or investigated the commission of the violation and/or the violation was based upon a signed affidavit or other reliable evidence, and that on the date of notice, a copy of this notice was:
☐ Hand delivered to _____
☒ Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent
Name of Person or Business Served: M + B Auto Sales
Address of Service: 26 Dove St
City/State/Zip: Alexandria, VA 22314

Inspector's Signature: [Signature] ID Number: 7102020
Print Name: Edward Richards
Phone #: 703-746-3472

WARNING
YOU ARE REQUIRED TO RESPOND TO THIS NOTICE WITHIN 15 DAYS IN ONE OF THE FOLLOWING WAYS. HOWEVER, ADDITIONAL NOTICES OF VIOLATION MAY BE ISSUED WITHIN THAT TIME PERIOD IF WARRANTED. FAILURE TO RESPOND TO THIS NOTICE WILL RESULT IN THE FILING OF A CIVIL LAWSUIT TO ENFORCE THE PENALTY IMPOSED HEREIN.

TICKET NO. 5225
1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:
Check the "Admit Violation" or the "Contest" box below.
Make a payment with a check, certified check, or money order payable to City of Alexandria. Do not send cash through the mail; print violation notice number on the check or money order.
Payments may be made by mail or in person, at the Treasury Department, City Hall, 301 King Street, Room 1510, Alexandria, Virginia 22314, between the hours of 9:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-3902.
2. TO REQUEST A COURT HEARING:
Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1500, 301 King Street, Alexandria, Virginia 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 9:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-4433.
If you wish to contest the violation, a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval is granted by a judge, will result in the entry of a default judgement against you.
3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:
You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. To file such an appeal, you must file the appropriate paperwork and pay the appropriate fee for such appeal with the Department of Planning and Zoning. The interpretation shall be final and unappealable if not appealed within 30 days.

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:
☐ Admit violation ☐ No contest ☐ Contest in Court
Name (print) _____
Street Address _____ City _____ State _____ Zip _____
Telephone Number _____
I hereby certify under penalty of law that I have answered as indicated above, and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.
Signature _____ Date _____

F-PLN-0071 (1/1)

07-13-2020 10:13 AM



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
703-746-4333

NOTICE OF VIOLATION
YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Date of Violation: 9/29/2020 Day of Week: Monday Time AM/PM: 2:25

Location of Violation: 26 Dove St, Alexandria, VA 22314

Ord. Section: 11-505
Description of Violation: No vehicles shall be displayed parked or stored on the right of way. Multiple vehicles obstructed in violation.

Penalty \$: 100
☐ 1st fine ☒ 2nd
☐ 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY 10/5/2020
AN ADDITIONAL MONETARY PENALTY WILL BE ASSESSED.

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

I hereby acknowledge receipt of this Notice of Violation. Signature is not an admission of guilt.

SIGNATURE

DATE

Violator's Copy: **White** - City Attorney's Copy: **Yellow** - Finance Copy: **Pink**

F-PC-0001

Individual/Business Responsible for Violation:

☐ PROPERTY/BUSINESS OWNER

☒ PROPERTY OCCUPANT

Name 26 Dove St

Address Alexandria VA 22314

City/Town Alexandria State VA ZIP 22314

CERTIFICATION OF ISSUING AGENT

The undersigned states that he/she is an employee of the City of Alexandria Department of Planning and Zoning, that he/she personally observed or investigated the commission of the violation noted above and/or the violation was based upon a signed affidavit or other reliable evidence, and that on the date of notice, a copy of this notice was:

☐ Hand delivered to _____

☒ Mailed/posted a true copy of this notice to the last known home or business address of the respondent or the respondent's agent

Name of Person or Business Served Hand Yasin

Address of Service 26 Dove St

City/State/Zip Alexandria, VA 22314

Posted true copy of this notice at the site of the infraction

Inspector's Signature Bernard Richards ID Number 91281920 Date 9/29/2020

Print Name Bernard Richards

Phone # 703.746.1842

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE WITHIN 15 DAYS IN ONE OF THE FOLLOWING WAYS. HOWEVER, ADDITIONAL NOTICES OF VIOLATION MAY BE ISSUED WITHIN THAT TIME PERIOD IF WARRANTED. FAILURE TO RESPOND TO THIS NOTICE WILL RESULT IN THE FILING OF A CIVIL LAWSUIT TO ENFORCE THE PENALTY IMPOSED HEREIN.

TICKET NO. **5241**

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING.

Check the "Admit Violation" or "No Contest" box below.
Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail. Print violation notice number on the check.
Payment may be made by mail or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, 22314, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-3902.

2. TO REQUEST A COURT HEARING.

Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City Attorney, City Hall, Suite 1300, 301 King Street, Alexandria, Virginia, 22314; or
(b) Appear in person or by authorized representative, at the above address between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-4433.

If you wish to contest this violation a date will be set for trial in the General District Court of Alexandria, Virginia. Failure to appear in court on the date set for trial, unless prior approval has been granted by a judge of that court, will result in the entry of a default judgment against you.

3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE.

You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. To file such an appeal, you must file the appropriate paperwork and pay the appropriate fee for such appeal with the Department of Planning and Zoning. The interpretation shall be final and unappealable if not appealed within 30 days.

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

☐ Admit Violation ☐ No Contest ☐ Contest in Court

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

Telephone Number _____

I hereby certify under penalty of law, that I have answered as indicated above and corrected or made substantial efforts to correct the violation that I have admitted or for which I have pleaded no contest.

Signature _____

Date _____

F-PLN-0071 (1/18)

09-29-2020 09:15 AM

11-12-2020 10:25 AM

ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
703-746-4333



NOTICE OF VIOLATION
YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Date of Violation 11/16/2020 Day of Week Friday Time AM/PM 8:25

Location of Violation 26 Dave St
Alexandria VA

Ord Section 11-505
Description of Violation vehicles shall be
displayed, parked or stand on public
right of way

Penalty \$ 500.00
☐ 1st fine ☐ 2nd
☒ MORE

IF THE VIOLATION IS NOT CORRECTED BY 11/16/2020
AN ADDITIONAL MONETARY PENALTY WILL BE AS-
SESSED.

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

I hereby acknowledge receipt of this Notice of Viola-
tion. Signature is not an admission of guilt.

SIGNATURE DATE

Violator's Copy: White - City Attorney's Copy: Yellow - Finance Copy: Pink

F-PC-0001

Individual/Business Responsible for Violation:

- ☐ PROPERTY/BUSINESS OWNER
☐ PROPERTY OCCUPANT

NAME Mid Atlantic Truck Center
ADDRESS 26 Dave St
CITY/TOWN Alexandria VA STATE VA ZIP 22314

CERTIFICATION OF ISSUING AGENT

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning, that
he/she personally observed or investigated the commission
of the violation noted above and/or the violation was based
upon a signed affidavit or other reliable evidence, and that on
the date of notice, a copy of this notice was:

- ☐ Hand delivered to _____
☒ Mailed/posted a true copy of this notice to the last known
home or business address of the respondent or the re-
spondent's agent:

Name of Person or Business Served
Mid-Atlantic Truck Center
Address of Service
26 Dave St
Alexandria VA 22314
City/State/Zip

Posted true copy of this notice at the site of the infraction

Inspector's Signature Gerald Roberts Date 11/16/2020
Print Name Gerald Roberts
Phone # 703-746-3442

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
WITHIN 15 DAYS IN ONE OF THE FOLLOWING WAYS:
HOWEVER, ADDITIONAL NOTICES OF VIOLATION MAY
BE ISSUED WITHIN THAT TIME PERIOD IF WARRANTED.
FAILURE TO RESPOND TO THIS NOTICE WILL RE-
SULT IN THE FILING OF A CIVIL LAWSUIT TO ENFORCE
THE PENALTY IMPOSED HEREIN.

TICKET NO. **5263**

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING.

- Check the "Acmt Violation" or "No Contest" box below.
If you check the "Acmt Violation" box, you must pay the
monetary penalty payable to City of Alexandria. Do not send cash
through the mail; print violation notice number on the check
or money order.
- Payment may be made by mail, or in person, at the Treasury
Office, City of Alexandria, 301 King Street, Room 2100,
Alexandria, Virginia 22314, between the hours of 8:00 a.m. - 5:00 p.m.,
Monday-Friday, phone 703-746-3902.

2. TO REQUEST A COURT HEARING

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City At-
torney, City Hall, Suite 1300, 301 King Street, Alexandria,
Virginia, 22314; or
(b) Appear in person or by authorized representative, at the
above address between the hours of 8:00 a.m. - 5:00 p.m.,
Monday-Friday, between the hours of 8:00 a.m. - 5:00 p.m.,
If you check the "Contest in Court" box, you must file
in the General District Court of Alexandria, Virginia. Failure
to appear in court on the date set for trial, unless prior ap-
peal has been granted by
a judge of that court, will result in the entry of a default
judgment against you.

3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE.

- You have the right to appeal the interpretation of the zoning
ordinance upon which this violation is based to the Board of
Zoning Appeals within 30 days in accordance with 15.2-2311
of the Code of Virginia. To file such an appeal, you must file
the appropriate paperwork and pay the appropriate fee for
such appeal with the Department of Planning and Zoning. The
interpretation shall be final and unappealable if not appealed
within 30 days.

**YOU MUST COMPLETE AND SIGN
THIS CERTIFICATION:**

- ☐ Acmt violation ☐ No contest ☐ Contest in Court

Name (print) _____
Street Address _____
City _____ State _____ Zip _____

Telephone Number _____
I hereby certify under penalty of law that I have answered as indi-
cated above, and corrected or made substantial efforts to correct the
violation that I have admitted or for which I have pleaded to contest.

Signature _____ Date _____

F-PLN-2071 (1/18)

ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
703-746-4333



NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Date of Violation January 13, 2021 Day of Week Wednesday Time AM/PM 4:30

Location of Violation: 26 Dave St
Alexandria VA

Ord. Section: 11-505

Description of Violation: No vehicles shall be
displayed parked or stored on a public
right-of-way.

Penalty \$: 500.00

☐ 1st fine ☐ 2nd
☒ 3rd/MORE ☐

IF THE VIOLATION IS NOT CORRECTED BY
AN ADDITIONAL MONETARY PENALTY WILL BE AS-
SESSED.

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

I hereby acknowledge receipt of this Notice of Viola-
tion. Signature is not an admission of guilt.

SIGNATURE

DATE

Violator's Copy. **White** - City Attorney's Copy. **Yellow** - Finance Copy. **Pink**

PC-0001

Individual/Business Responsible for Violation:

☐ PROPERTY/BUSINESS OWNER
☒ PROPERTY OCCUPANT

NAME Mid Atlantic Truck Center
ADDRESS 26 Dave St
CITY/TOWN Alexandria, VA STATE VA ZIP 22314

CERTIFICATION OF ISSUING AGENT

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning, that
he/she personally observed or investigated the commission
of the violation noted above and/or the violation was based
upon a signed affidavit or other reliable evidence, and that on
the date of notice, a copy of this notice was:

☐ Hand delivered to _____
☒ Mailed/posted a true copy of this notice to the last known
home or business address of the respondent or the re-
spondent's agent

NAME Mid Atlantic Truck Center
Address of Person or Business Served
26 Dave St
Alexandria, VA 22314
City/State/Zip

Posted true copy of this notice at the site of the infraction

Inspector's Signature Seamus Richards ID Number _____ Date _____
Print Name Seamus Richards
Phone # 703.746.3842

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
WITHIN 15 DAYS IN ONE OF THE FOLLOWING WAYS.
HOWEVER, ADDITIONAL NOTICES OF VIOLATION MAY
BE ISSUED WITHIN THAT TIME PERIOD IF WARRANT-
ED. FAILURE TO RESPOND TO THIS NOTICE WILL RE-
SULT IN THE FILING OF A CIVIL LAWSUIT TO ENFORCE
THE PENALTY IMPOSED HEREIN.

TICKET NO. **5275**

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below.
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail; print violation notice number on the check or money order.
- Payment may be made by mail, or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, 22314, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-3902.

2. TO REQUEST A COURT HEARING

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City At-
torney, City Hall, Suite 1300, 301 King Street, Alexandria,
Virginia, 22314; or
(b) Appear in person or by authorized representative, at the
above address between the hours of 8:00 a.m. - 5:00 p.m.,
Monday-Friday, phone 703-746-4433.
- If you wish to contest this violation a date will be set for trial
in the General District Court of Alexandria, Virginia. Failure
to appear in court on the date set for trial, unless prior ap-
proval has been granted by
a judge of that court, will result in the entry of a default
judgment against you.

3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. To file such an appeal, you must file the appropriate paperwork and pay the appropriate fee for such appeal with the Department of Planning and Zoning. The interpretation shall be final and unappealable if not appealed within 30 days.

YOU MUST COMPLETE AND SIGN
THIS CERTIFICATION:

☐ Admit violation ☐ No contest ☐ Contest in Court

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

Telephone Number _____

I hereby certify under penalty of law, that I have answered as indi-
cated above, and corrected or made substantial efforts to correct the
violation that I have admitted or for which I have pleaded no contest.

Signature _____

Date _____

F-PLN-0071 (1/18)

01-15-2021 08:43 AM



ALEXANDRIA DEPARTMENT OF
PLANNING AND ZONING
301 King Street, Room 2100
Alexandria, Virginia 22314
703-746-4333

NOTICE OF VIOLATION

YOU ARE CHARGED WITH VIOLATING THE
ALEXANDRIA, VIRGINIA ZONING ORDINANCE

Date of Violation: 2/4/2021 Day of Week: Thursday Time AM/PM: _____
Location of Violation: 26 Dove St
Alexandria, VA - 22314
Ord. Section: 11-505
Description of Violation: No vehicles shall be
displayed, parked or stored on a public
right-of-way

Penalty \$: 500.00

☐ 1st fine ☐ 2nd
☒ 3rd/MORE

IF THE VIOLATION IS NOT CORRECTED BY 2/14/2021
AN ADDITIONAL MONETARY PENALTY WILL BE AS-
SESSED.

NOTICE SERVED ON:

NAME: LAST FIRST MIDDLE

I hereby acknowledge receipt of this Notice of Viola-
tion. Signature is not an admission of guilt.

SIGNATURE

DATE

Violator's Copy: White - City Attorney's Copy: Yellow - Finance Copy: Pink

F-PC-0001

Individual/Business Responsible for Violation:

☐ PROPERTY/BUSINESS OWNER

☒ PROPERTY OCCUPANT

Mid Atlantic Truck Center

NAME 26 Dove St

ADDRESS Alexandria, VA STATE 22314 ZIP

CITY/TOWN

CERTIFICATION OF ISSUING AGENT

The undersigned states that he/she is an employee of the
City of Alexandria Department of Planning and Zoning, that
he/she personally observed or investigated the commission
of the violation noted above and/or the violation was based
upon a signed affidavit or other reliable evidence, and that on
the date of notice, a copy of this notice was:

☐ Hand delivered to _____
☒ Mailed/posted a true copy of this notice to the last known
home or business address of the respondent or the re-
spondent's agent

Name of Person or Business Served
Mid Atlantic Truck Center
Address of Service
26 S Dove St
Alexandria, VA 22314
City/State/Zip

☐ Posted true copy of this notice at the site of the infraction

Inspector's Signature James D. Richards ID Number 21412021 Date
Print Name: James D. Richards
Phone # 703-746-3942

WARNING

YOU ARE REQUIRED TO RESPOND TO THIS NOTICE
WITHIN 15 DAYS IN ONE OF THE FOLLOWING WAYS.
HOWEVER, ADDITIONAL NOTICES OF VIOLATION MAY
BE ISSUED WITHIN THAT TIME PERIOD IF WARRANT-
ED. FAILURE TO RESPOND TO THIS NOTICE WILL RE-
SULT IN THE FILING OF A CIVIL LAWSUIT TO ENFORCE
THE PENALTY IMPOSED HEREIN.

TICKET NO. **5276**

1. TO PAY PENALTY AND WAIVE YOUR RIGHT TO A HEARING:

- Check the "Admit Violation" or "No Contest" box below.
- Make personal check, cashier's check, certified check or money order payable to City of Alexandria. Do not send cash through the mail; print violation notice number on the check or money order.
- Payment may be made by mail or in person, at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia, 22314, between the hours of 8:00 a.m. - 5:00 p.m., Monday-Friday, phone 703-746-3902.

2. TO REQUEST A COURT HEARING:

- Check the "Contest in Court" box below and:
(a) Mail this completed notice to the Office of the City At-
torney, City Hall, Suite 1300, 301 King Street, Alexandria,
Virginia, 22314; or
(b) Appear in person or by authorized representative, at the
above address between the hours of 8:00 a.m. - 5:00 p.m.,
Monday-Friday, phone 703-746-4433.
- If you wish to contest this violation a date will be set for trial
in the General District Court of Alexandria, Virginia. Failure
to appear in court on the date set for trial, unless prior ap-
proval has been granted by
a judge of that court, will result in the entry of a default
judgment against you.

3. TO CONTEST THE INTERPRETATION OF THE ORDINANCE:

- You have the right to appeal the interpretation of the zoning ordinance upon which this violation is based to the Board of Zoning Appeals within 30 days in accordance with 15.2-2311 of the Code of Virginia. To file such an appeal, you must file the appropriate paperwork and pay the appropriate fee for such appeal with the Department of Planning and Zoning. The interpretation shall be final and unappealable if not appealed within 30 days.

YOU MUST COMPLETE AND SIGN THIS CERTIFICATION:

☐ Admit violation ☐ No contest ☐ Contest in Court

Name (print) _____

Street Address _____

City _____ State _____ Zip _____

Telephone Number _____

I hereby certify under penalty of law that I have answered as indi-
cated above, and corrected or made substantial efforts to correct the
violation that I have admitted or for which I have pleaded no contest.

Signature _____

Date _____

F-PLN-0071 (1/18)

02-04-2021 02:33 PM

26 Dove Street - APD Calls related to SUP Violations

Call_No	Call_Date	Call_Time	Call_Type	NARRATIVE
20-142268	June 16, 2020	0817	CAD: PARKING COMPLAINT	06/16/2020 08:17:484118 [1] gray f250 parked in no parking zone; 06/16/2020 08:45:40FULLER, CHERYL LYNN [2] vehicle cited times 3
20-144037	June 23, 2020	1510	CAD: PARKING COMPLAINT	06/23/2020 15:10:214081 [1] 3 VEHS PARKED IN A NO PARKING ZONE; 06/23/2020 15:41:39STEPHENSON, JOHN D [2] Talked with owners vehicles moved.
20-163635	September 9, 2020	0957	CAD: PARKING COMPLAINT	09/09/2020 09:58:394161 [1] TEAL BLU MERZ BENZ UNK LP; 09/09/2020 09:58:434161 [2] NO PARKING ZONE \; 09/09/2020 10:08:114080 [3] ANOTHER CALLER ADV 20 DOVE ST - FORD, KIA, TOYT AND HONDA PARKI IN NO PARKING ZONE; 09/09/2020 10:09:074080 [4] DAN - 703-927-9986 CALLER IS WITH CITY PARKS AND REC WILL WAIT FC PEO TO SPEAK WITH THEM; 09/09/2020 10:09:124080 [5] NO TO COVID QUESTIONS FOR CALLER; 09/09/2020 11:05:58GIRGIS, VIOLETTE I [6] All vehicles GOA
20-164589	September 12, 2020	1600	CAD: PARKING COMPLAINT	09/12/2020 16:00:484150 [1] 8 VEHS PARKED IN NO PARKING ZONE; 09/12/2020 16:26:15STEPHENSON, JOHN D [2] vehicles goa
20-167206	September 22, 2020	1553	CAD: PARKING COMPLAINT	09/22/2020 15:53:294014 [1] CARS PARKED ON STREET; 09/22/2020 15:53:574014 [2] BLOCKING ROADWAY DEALERSHIP CARS; 09/22/2020 15:54:214014 [3] ON GRAVEL SIDE OF ROAD ALSO NO TAGS; 09/22/2020 16:06:51SANTOS, DANIELA SUSSELLA [4] VEHICLE MOVED
20-167215	September 22, 2020	1635	CAD: PARKING COMPLAINT	09/22/2020 16:36:074126 [1] 6 VEHICLES PARKED IN NO PARKING ZONE; 09/22/2020 16:36:344126 [2] CALLER DOES NOT WANT TO BE SEEN; 09/22/2020 16:54:51MURRAY, SHIRLEY ANN [3] Vehicle moved as soon as Parking Enforcement arrived.
20-168846	September 29, 2020	1420	CAD: PARKING COMPLAINT	09/29/2020 14:21:034152 [1] WHITE ACURA TL / BLACK MERCEDES; 09/29/2020 14:21:514152 [2] CALLER STATING THAT THESE TWO VEHICLES HAVE BEEN PARKED THERE SINCE SATURDAY OR SUNDAY; 09/29/2020 15:13:11GILANI, MOHSIN [3] placed 72 checknotice
21-002478	January 12, 2021	1653	CAD: PARKING COMPLAINT	01/12/2021 16:53:484081 [1] DEALER HAS 3 VEHS PARKED IN NO PARKING ZONE
21-002687	January 13, 2021	1549	CAD: PARKING COMPLAINT	01/13/2021 15:50:594161 [1] CHK FOR 2 VEHS BLOCKING AREA WHERE KIDS WILL BE PICKED UP AT..NO PARKING ZONE
21-007852	February 5, 2021	1433	CAD: PARKING COMPLAINT	02/05/2021 14:35:134161 [1] CHK FOR SEVERAL VEHS THAT HAVE NO LP AND RESIDENTS ARE UNABLE TO PARK; 02/05/2021 15:10:51STEPHENSON, JOHN D [2] talked with caller, vehicles goa



OFFICE OF THE CITY ATTORNEY

301 KING STREET, SUITE 1300
ALEXANDRIA, VIRGINIA 22314

<http://alexandriava.gov>

(703) 746-3750

FACSIMILE
(703) 838-4810

CITY ATTORNEY
JOANNA C. ANDERSON

DEPUTY CITY ATTORNEYS
JILL A. SCHAUB
CHRISTINA ZECHMAN BROWN

SENIOR ASSISTANT CITY ATTORNEYS
KAREN S. SNOW
GEORGE McANDREWS

ASSISTANT CITY ATTORNEYS
STEVEN DIBENEDITTO
ADRIENNE FINE
DAVID E. LANIER, JR.
TRAVIS S. MacRAE
DORI E. MARTIN
SARAH McELVEEN
MEGHAN S. ROBERTS

January 22, 2021

M & B Auto Sales LLC
d/b/a Mid Atlantic Truck Center
c/o Hamid Yasini, Registered Agent
26 S. Dove Street
Alexandria, Virginia 22314

To whom it may concern:

The Alexandria Department of Planning and Zoning has referred to our office for collection the enclosed planning and zoning notices of violation that have been issued to you for violations of the Zoning Ordinance at 26 S. Dove Street in the City of Alexandria.

Our records indicate that as of the date of this letter, the civil penalties imposed by the notices of violation remain unpaid, and that you have not elected to contest the violations in court. As a result, \$700 is now owed to the City of Alexandria.

Unless payment is received within 30 days from the date of this letter, this office will have no choice but to take steps to collect this debt by filing the necessary papers in the Alexandria General District Court to obtain a judgment against you.

Payment by mail should be made out the to the City of Alexandria and sent to the Office of the City Attorney, 301 King Street, Suite 1300, Alexandria, Virginia 22314. Payment in person can be made at the Treasury Office, City Hall, 301 King Street, Room 1510, Alexandria, Virginia. Please enclose, or bring, a copy of the violation(s) along with your payment.

Your prompt cooperation in resolving this matter would be appreciated.

Sincerely,

A handwritten signature in blue ink that reads "Travis S. MacRae".

Travis S. MacRae
Assistant City Attorney

Enclosures

From: Hamid Yasini <hyasini24@gmail.com>
Sent: Friday, July 24, 2020 10:48 AM
To: Tony LaColla <Anthony.LaColla@alexandriava.gov>
Subject: Re: 26 South Dove St

Hello Tony,

Sorry, I just saw your email from yesterday. That's great, I'll have my manager get those signs put up soon.

The backup lot is 20 Quaker Lane, Alexandria, VA 22314. We have reserved 15 spaces on the rear side of the building for our excess vehicles. The landlord told us if we needed, we can rent an additional 5 spaces from him as well. For now, we should be good with the 15 spots.

My brother and I actually went back to the lot yesterday evening and had a meeting with all employees, literally for about 4 hours, I didn't get back home until midnight, so I wasn't able to check my emails. We went through each car, and found that a lot of them are consignment vehicles, so we had them move all of those vehicles to the additional lot space last night, and will bring them back everyday, based on appointments, so that we can make sure we don't have more than 20 cars on the lot. After we moved those cars last night, we ended up only having 14 cars on the lot, so I actually wanted to see if we could schedule that inspection today, just so we could expedite everything. However, they did notify me today that they brought some cars back this morning because they have a lot of appointments scheduled today, but I told them to make sure that if we reach 20 cars, each time they bring a car, to take another car in its place.

If you did want to schedule the inspection today, please let me know, and I'll double check to make sure we don't suddenly have vehicles being delivered at the same time or a lot of customers coming in, so that if they do, they ensure to move additional cars to the back up lot.

Thank you for all your help, really appreciate it.

-Hamid

On Fri, Jul 24, 2020 at 9:33 AM Tony LaColla <Anthony.LaColla@alexandriava.gov> wrote:
Hamid,

Mr. Meushaw has granted permission to hang "No Parking" sign on the fence.

Just a reminder to send me the address for the lot you will be using to park excess cars. Also, how many spaces will be on that lot?

Tony LaColla, AICP
Land Use Services Division Chief
City of Alexandria Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3829 (desk)
571.329.1896 (cell)

From: Hamid Yasini <hyasini24@gmail.com>
Sent: Friday, September 25, 2020 2:55 AM
To: Tony LaColla <Anthony.LaColla@alexandriava.gov>
Subject: Re: Dove Street

Hey Tony,

I saw your email yesterday. I'm sorry for not responding to you earlier, and I'm so sorry for the super late email tonight.

Yesterday, since your email, and all the way until 2am, and then again, literally, all day today, through tonight, we met and spoke with all of our employees and my nephew/manager, to get to the bottom of this, and everything else going on at the dealership.

First of all, I'd like to thank you for your email, because had you not emailed me this, I would have never known about what happened.

We've gotten the officer's contact number, the case number, and have left him a voicemail to call us back so that we can confirm the situation with them. But here's the story that we've received so far from our employees and manager. They sold a car to a customer. The customer put a down payment and was to be financed through a bank. The bank ended up denying his loan because he ended up getting fired from his job, and according to his employer, because he wasn't showing up to work. Based on our policy, and his contract, if an incident like that occurs - which actually happens quite often - they lose their deposit. The customer was made aware of our policy before, during and after their purchase - and my manager showed him our sign on the wall that clearly says all deposits are non-refundable. However, the customer came in and was demanding to get his money back, and was getting loud and aggressive at the dealership. My nephew told him and his sister that because they were being loud and aggressive, we would have to ask him to leave the dealership, and we can handle the situation over the phone or at another time when they're not in that state. My nephew and the lady both ended up calling the police. While my nephew was on the phone with the police, the lady snatched his phone out of his hand. When he snatched his phone back, he tried to run inside the office and the guy tackled my nephew, through the door, and broke down the door and they both fell to the ground, inside the office, and my nephew hit the back of his head on a mini fridge in the office. There were other customers and employees in the office as well. When he assaulted my nephew, that's when everyone else started calling the police to come as well, and that's why so many officers showed up. Although my nephew had video footage of the entire incident, and also multiple witnesses, no arrests were made. This is the reason that we are contacting the police, because we can't believe that with video footage, and multiple witnesses, still no arrests were made. Apparently, they told my nephew that because they weren't at the scene to see the assault, they can't make any arrests.

Obviously, that's only one side of the story, that's why we're trying to get in contact with the police to get the entire report. But we are looking into the situation to try and get a better understanding of exactly what happened, and why with so many witnesses and video footage, the officers said that they can't make any arrests. Sorry for the long explanation, just wanted you to know what happened with that specific situation. Also, in the end we told my nephew that when you have customers like that, just forget our policy and give them their money back because we'd rather not even deal with people like that, and more importantly have him harmed over a couple thousand dollars. He said that he will refund them, but even the police told him, on a personal note, that if it was them, they wouldn't refund

the money, and we clearly have signs and contracts that state their deposit is non-refundable. But again, we told him that there are many stupid people out there, and people with nothing to lose, and it's not worth putting your life or others in danger over money.

Now, as far as the parking situation goes, I told all of my employees that we are going to get shut down because it seems to continue to happen. And then, of course, I heard their side of the story. And after re-reading the neighbor's complaints, and going over it with my brother and employees, and hearing again the stuff that the neighbor has told my brother and employees (about him taking a "vow to get us shut down") and how our neighbor's employee continues to harass my employees (by honking his horn and yelling at them every time he drives past the dealership, and whenever he's driving by and one of my employees happens to be walking, he revs his engine as if he is going to run them over), I also can't believe everything that the neighbor is saying. They explained to me all of the cars in the pictures you sent me. 3 of those 4 cars parked on our neighbors property, were ours, and were parked there with his permission. We can have him write a letter explaining that he gave us permission to park our cars there if we ever run into situations where we have too many customers, employees or deliveries occurring at the lot at the same time. And the 2 cars that were actually on the street, 1 car was not ours nor our customers (the car on the right side of the picture). The other car (mini van by our gate) was the vehicle of a gentleman who handles our tags and titles at our dealership (doesn't actually work at the dealership, he's outsourced). But anyway, he was not parked on the street, he was actually in his car and pulling into the dealership. The car in the other picture (black SUV without tags) was from our lot, and was illegally parked there. My manager didn't have an answer for that one, he didn't know why it was parked there. His only thought was that when they're moving cars in and out of the lot, they sometimes have to move a car there, but I told him that no matter what, no cars are to be parked there at all, or on the street, or parallel to the train tracks. Now speaking about that roundabout grass area; my nephew told me that the same neighbor who sent that picture, and who has been complaining about us, actually parks his own truck and his employee (the one that harasses my employees) also parks his van there. My nephew showed me a picture of both of their cars parked in that same spot. I will send you the picture tomorrow. My nephew also stated that our other neighbor (the one who lets us park on his property) has also filed complaints about that neighbor who keeps complaining about us. We haven't filed any complaints yet, but it looks like we're going to have to start filing them as well. The other thing that doesn't make sense about his complaints is that he said that whenever he calls parking enforcement, that the situation is fixed before they get there. If he's calling parking enforcement without my employees knowledge, but yet every time the parking enforcement gets there and there are no cars parked illegally, then I can't really go off just by what he's saying. If he provides photos, with time stamps, of cars in the same spot over a period of time, then I can take into account what he's saying.

Anyway, this long email turned out even longer than I meant it to be, but I just wanted to let you know, on a personal side, there is a good chance that I may not be remaining in that location past October. If I do not, then whoever that takes over that lot would have to apply for their own SUP and lease agreement. If I do remain owner of the lot, we will be making changes to management, employees, and the type and amount of cars that are being sold there. After this incident, I do not want that type of demographic attracted to our lot - who could possibly do harm to my nephews or any of our employees. The proposal, if I stay, was that we would turn into a strictly truck lot (pick-ups), and mostly mid to higher end trucks.

Thank you for your time and all that you've helped us with, and continuing to try and work with us. If you ever needed to meet again, to discuss the situation or go over anything about our lot, I'll be more than happy to meet.

Feel free to call or email me anytime.

Thanks,
Hamid

On Wed, Sep 23, 2020, 9:51 AM Tony LaColla <Anthony.LaColla@alexandriava.gov> wrote:

Hamid,

I received the following e-mail from a neighboring business. The situation seems to be untenable and means in all likelihood we will docketing your SUP at City Council for suspension or revocation if the issues cannot be resolved.

...We are continually subjected to 26 Dove Street's SUP violations. Your inspections and citations are ignored and every day they create new problems for anyone using the street.

Yesterday afternoon, there were at least eight Alexandria Police officers responding to an out-of-control couple who felt cheated on an auto purchase. The street was essentially closed down for half an hour. Today at 4:30, I drove around the bend and almost hit one of the six cars that were illegally parked on both sides of the street. Those were in addition to the six or seven that remain parked for days and weeks on Dove Street south of their lot. Some have temporary tags and some don't. I called for an parking enforcement officer today but usually by the time they arrive the scenario has totally changed...

Tony LaColla, AICP

Land Use Services Division Chief
City of Alexandria Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314
703.746.3829 (desk)
571.329.1896 (cell)
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D'AREZZO REAL ESTATE

4200 LONG MEADOW RD.
MIDDLETOWN, VA. 22645
Tel: 540/869-2999 fax: 540/869-5999

February 19, 2021


Mr. LaColla
Land Use Services Division Chief
703-746-3829
Anthony.Lacolla@alexandriava.gov

RE: Special Use Permit Review 2020-00041 for 26 Dove St. Alexandria
Property Owner Statement

Dear Mr. LaColla,

It was a pleasure speaking with you yesterday. Having been born and raised in the City of Alexandria I have always appreciated the effort that the City makes in providing a safe environment and fully support your efforts, the planning commission and the City council's efforts to continue to make this City a great place to live and work. I was surprised and distraught to learn about the recent code violations this new tenant committed on the property. We have owned and leased this property for over 35 years. I intend to make a much greater effort to exercise more oversight of the property and the vetting of future tenants so that this does not occur again; and personally apologize for any aggravation or inconvenience that this new tenant may have caused the City or our neighbors. Please let me know if I can be of any further help.

Sincerely,



Mark L. D'Arezzo

PS. I would greatly appreciate it if you would pass this letter and its sentiments onto the planning commission and city council. Thank you.

Mariam Denise Brain
[REDACTED]
[REDACTED]

February 22, 2021

To Whom It May Concern:

My name is Mariam Denise Brain, my husband Scott and I have our son enrolled at the Fontanelle Academy of Early Learning.

A few weeks ago, while dropping our son off in the morning, 3 cars dangerously sped by us in the roundabout that houses the daycare drop off. I yelled and gestured at the first car, a black Mercedes to slow down but it sped off and entered the car dealership next door. Not long after, 2 other cars sped through the roundabout and entered the dealership. I was able to safely get my son out of his car seat and into the daycare after that. I brought this up to the staff and once my son started his day I headed over to the dealership. Once at the dealership, I asked who drove the black Mercedes that had first sped by us, but no one answered, I then asked who drove the other 2 cars that had recently come into the dealership and no one answered. A young man then asked what was wrong, I explained that I was dropping off my son and three cars, including the Mercedes, had sped along the roundabout, dangerously close to our car as we were taking our son out of his car seat. I further explained that the cars did not slow down in the roundabout despite their proximity to the staff and parent parking lot and the children's playground, had they lost control, they would have barreled either into our car on the side of the roundabout or straight into both the parking lot and playground. I stated that that this was unacceptable and that if it ever occurred again, I would be back with the police. The young man apologized and assured me that it would not. I left the dealership and went back to our car.

Should you need further details please feel free to contact me at: 202-468-5831 or at denise.sylla@gmail.com.

Sincerely,

Mariam Denise Brain

The majority of comments below are from an email I sent to the City Zoning Department in September 2020 that provide the essence of my complaint.

For almost one year, we at the end of Dove Street have been subjected to the repeated special use permit violations of 26 Dove Street. These violations occur on a daily basis with total disregard to anyone other than themselves. Their personal behavior towards me is childish, provocative, obnoxious, crude and illegal including having Maryland police officers this past Wednesday afternoon intimidate me and one of my tenants on my own parking lot. I have filed complaints with the City's staff, have called the Alexandria Police Department and have called Alexandria Parking Enforcement. Nothing seems to deter them from their all-out assault on reasonableness or their SUP requirements. I truly could file a complaint against them every single day but reserve that for their especially egregious violations.

In the last two weeks, the parked vans on my lot were "egged" and I was threatened on my own property by one of their employees. Fortunately, he left when I told him he was trespassing and I was going to call the police if he didn't leave. Because of their aggressiveness, I have become increasingly concerned for my personal safety and that of my tenant's.

As the City of Alexandria has stated its commitment to keeping its residents and business owners safe, we think it is time for Mr. Yasini, the owner, to explain why his operation is so out of control every single day and what he is going to do to comply with his SUP requirements. I have never met him although we texted several times trying to solve this issue. I know he has several on-site cameras so he is aware of and obviously sanctions what goes on there.

-Carey Meushaw

From: Ralph Badette <rbadette@fontanelleacademy.com>
Sent: Tuesday, March 2, 2021 8:09 PM
To: Carey Meushaw; Karl Moritz; Patrick Silva; Tony LaColla
Subject: Re: Hand Raised in PC Webinar

I had a comment, but it is too late it seems.

Notwithstanding, this would have been my comment had I been allowed to speak. The men that stood behind the applicants were present while these kids were there. The months of issues were happening in their presence. They are the fathers of those kids. The calls and issues raised were in their presence.

Ms. Melissa McMahon, Mr. Stephen Koenig, Ms. Vivian Ramirez, Mr. Dave Brown, and Mr. LaColla hit the nail on the head.

The youngest brother totally lied during this whole presentation. This is a business issue, this has nothing to do with the separation they have made between kids and business owners.

Please include this email in the city council's meeting.

We have made our issues known to the city. If children are harmed at this point, the city will have to take a strong look at itself.

On Tue, Mar 2, 2021 at 7:46 PM Patrick Silva <Patrick.Silva@alexandriava.gov> wrote:

Hi Ralph,

I see you have your hand raised in the Webinar. Did you have a question?

Warmly,

Patrick Silva

Senior Planning Technician

City of Alexandria

Department of Planning and Zoning, Room 2100

[301 King Street](#)

[Alexandria, VA 22314](#)

Patrick.Silva@alexandriava.gov

(703) 746-3806



From: Carey Meushaw <c_meushaw@hotmail.com>
Sent: Wednesday, March 3, 2021 4:28 PM
To: Tony LaColla
Cc: Ralph Badette
Subject: [EXTERNAL]26 Dove St

Good afternoon, Tony: it took about 15 hours from last night's meeting before 26 Dove's first violation. As told to me by my tenant: some sort of transaction with two cars facing each other on the wrong side of the street under a no parking sign. You really can't make this stuff up!

You may know this: Mark D'Arezzo sent an email this morning saying he was negotiating with Mr. Yasini to vacate the property immediately. I sent it along to Ralph Badette and that's all I currently know. Getting rid of them can't happen fast enough for any of us! Carey Meushaw

Sent from [Outlook](#)

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source.**