



## VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

☒ Zoning Variance

☐ Sign Variance

☐ Stream Buffer Variance

☐ Waiver

Basha Services

Name of Project

2580 NE Expressway/Atlanta, Ga. 30345

Property Address

Proposed 4,800 square foot warehouse building with some removal of existing pavement

Brief Description of Project

I-Light Industrial

Zoning District

1

Total # of Properties Involved

1.387

Total Project Acreage

1 existing, 1 proposed

Total Number of Buildings

ex-8,229 sqft

prop.-4,800 sqft

Total sq. ft. of buildings

### OWNER:

Neville Anderson - Basha Atlanta Properties LLC

Name and Company

2336 Wisteria Dr Ste 510

Snellville, Ga.

30078

Mailing Address

City, State

Zip Code

678-909-4965

Phone #

nanderson@bashaservices.com

E-mail

**APPLICANT:** ☐ Check here if Applicant is also the Property Owner

Bobby Bullard-Bullard Land Planning

Name and Company

3790 Cannonwolde Dr.

Snellville, Ga.

30039

Mailing Address

City, State

Zip Code

678-344-1293

Phone #

blpbobby@bellsouth.net

E-mail

Applicant Signature

03-01-24

Date

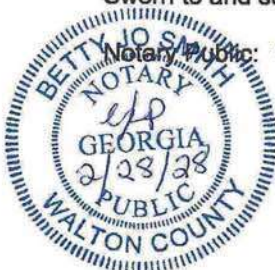
☒ I hereby certify that all information provided herein is true and correct.

### NOTARY:

Sworn to and subscribed before me this 1<sup>st</sup> day of March, 2024

Notary Public:

Betty J Smith



**2580 Northeast Expressway  
Atlanta, Ga. 30345**

City of Chamblee Planning and Development  
3518 Broad St.  
Chamblee, Georgia 30341  
770-395-2344 Of

RE: Letter of Intent  
Subject Parcel **18 234 01 015**  
**2580 Northeast Expressway**  
March 4th, 2024

To Whom It May Concern,

Enclosed is a Variance application for 2580 Northeast Expressway in Chamblee. The property is 1.387 acres and is zoned I (Industrial) and has one existing office building that has been there since the late 1960's. No renovations to the existing building are planned and it will remain "as is". The property owner would like to request the variances listed below that are associated with the existing conditions of the property and with a proposed 4,800 square foot warehouse building that they will use to store equipment.

Variances requested:

- 1) In relation to UDO Section 230-1 Buffer Specification Table, Allow Variance for encroachment into the required 40 foot zoning buffer between I Zoning and Multifamily uses by existing parking, drives, and curb and gutter as shown on the plan by Bullard Land Planning included with this application.
- 2) In relation to UDO Section 230-1 Buffer Specification Table, Allow Variance for encroachment into the required 40 foot zoning buffer between I Zoning and Multifamily uses for encroachment of 11 feet into the 40 foot zoning buffer by proposed warehouse building as shown on the plan by Bullard Land Planning included with this application.
- 3) In relation to UDO Section 250-2 Minimum Parking Space Requirements Table, Allow Variance to reduce the required parking space total from the required minimum of 36 spaces to a minimum of the 29 spaces.

See below for Review and Approval Criteria outlined in Section 280.32:

- 1) This particular property does have exceptional conditions pertaining to it in that it is triangular in shape
- 2) The application of The UDO would create an unnecessary hardship in that these are existing conditions that were in place before the UDO was enacted.
- 3) The conditions are peculiar to the particular piece of property in that they are existing conditions that have been in place since the 1960's.
- 4) The conditions are the result of actions by the original owners of the property but they have been in place since the 1960's.
- 5) The relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

Sincerely,

***Robert F. Bullard***

Applicant