



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

Public Hearing Date: March 13, 2025

Item #: PZ2025-1408

CHAMBLEE DUNWOODY CROSSING – VARIANCE APPLICATION

Project Name: 3652 Chamblee Dunwoody Rd
Applicant: Washington Design Group, c/o Andrew Washington
Zoning District: VC (Village Commercial)
Address: 3652 Chamblee Dunwoody Rd
Parcel ID: 18 308 19 002

EXECUTIVE SUMMARY WITH STAFF RECOMMENDATION:

Proposed Project: Construction of a commercial dumpster enclosure in the front yard of a commercial property.

Requests: One (1) variance

Summary Analysis:

- The applicant proposes to install a eight-foot-tall brick dumpster enclosure in the front yard of the property.
- Due to the configuration of the lot, the applicant proposes to construct the enclosure within the front yard of the property.
- This request a result of a code enforcement violation.

Recommendation:

Staff recommends **APPROVAL WITH CONDITIONS** of the following variance requests:

1. Variance from Section 240-7(b)(8)(e), to install a commercial dumpster enclosure in the front yard.

Case Number: PZ2025-1408

City Council Work Session (Public Hearing): March 13, 2025

City Council Regular Meeting: March 18, 2025

Site Aerial:



Current Zoning:

The property is located in VC (Village Commercial)

Purpose and intent. This zoning district is intended primarily for mixed-use development and related uses at a higher density. This district provides a location for residences, retail, goods, services and offices to satisfy the common and frequent needs of the city's commercial core and greater Chamblee area. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.

Current Use:

Medical offices

Surrounding Land Uses:

North – NR-1: Chamblee High School
South – VC: Auto Repair
East – VC: Commercial/ Retail
West – NR-3: Chamblee High School

Site Description and History of Property:

The subject property is a 0.75-acre lot located near the intersection of Chamblee Dunwoody Road and Pierce Drive, with frontages on both streets. The site is an L-shaped property containing medical offices and 49 parking spaces. Situated south and east of Chamblee High School and north of Peachtree Blvd. The traffic pattern for the subject property is a one-way system entering from Chamblee Dunwoody

Road and exiting onto Pierce Drive. The property has been contacted by Chamblee Code Enforcement and received a violation for an unenclosed dumpster in December of 2023.

Project Description:

The applicant proposes installing an eight-foot-tall brick dumpster enclosure in the front yard of a commercial property. The enclosure would be set back 10 feet Pierce Drive. Following the parking lot's one-way traffic pattern, the structure will be located at the end of the parking lot, near the exit onto Pierce Drive. There is currently no enclosure in this location, and constructing an enclosure will not reduce the total parking in the lot, as it will be placed within a painted box at the end of the parking lot. The structure will be approximately 120 square feet, 7 to 8 feet in height, and made of brick with a metal gate to provide access for sanitation services.

Applicant's Variance Request:

The applicant requests variances from Title 2 of the UDO:

1. Variance from Section 240-7(b)(8)(e), to install a commercial dumpster enclosure in the front yard.

Per the review and approval criteria found in Section 280-32(a), the Mayor and City Council may authorize variances from the provisions of the UDO only after making the following findings:

a) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography;

The property has exceptional conditions, as there is no rear yard where a dumpster may be situated. It is uniquely shaped as an L property with two road frontages and curb cuts on each street.

b) The application of this zoning ordinance to the particular piece of property would create an unnecessary hardship;

The application of this zoning ordinance would cause unnecessary hardship, as the property does not contain a rear yard. Application of the zoning ordinance would be difficult as the entirety of the parcel is developed and there is no other location the dumpster may go without the sanitation vehicle hindering traffic conditions.

c) Such conditions are peculiar to the particular piece of property involved;

The conditions are not peculiar to the piece of property involved, as other nearby properties have little to no rear yards.

d) Such conditions are not the result of any actions of the property owner; or

The conditions of the lot are not the result of the applicant's actions.

e) Relief if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

Relief, if granted, would not cause substantial detriment to the public good. The purpose and intent of the zoning ordinance would not be impaired, as the enclosure would provide screening of the dumpster. If it were to remain in its current position along Pierce Drive, no parking will be impacted, nor would the flow of traffic would be interrupted.

Staff Recommendation:

Based on the analysis of this application, using the standards and criteria found in Chapter 280 of the UDO, Staff recommends **APPROVAL WITH CONDITIONS** of the following variance requests, in application PZ2025-1408:

1. Variance from Section 240-7(b)(8)(e), to install a commercial dumpster enclosure in the front yard.

Should City Council approve the variance requests, staff recommends the following conditions of approval:

1. The development shall be constructed in substantial conformity with the Site Plan and Elevations received by the Planning and Development Department dated December 19, 2024, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. The enclosure shall be constructed with a design and materials similar to or complementary with the existing primary structure on site
3. Evergreen landscaping shall be added adjacent to the enclosure to fully screen it from view from the public right of way. Final landscaping design shall be reviewed and approved by the Planning and Development Department

Attachments:

Attachment 1 – Application

Attachment 2 – Site Plan + Elevations

Attachment 3 – Maps

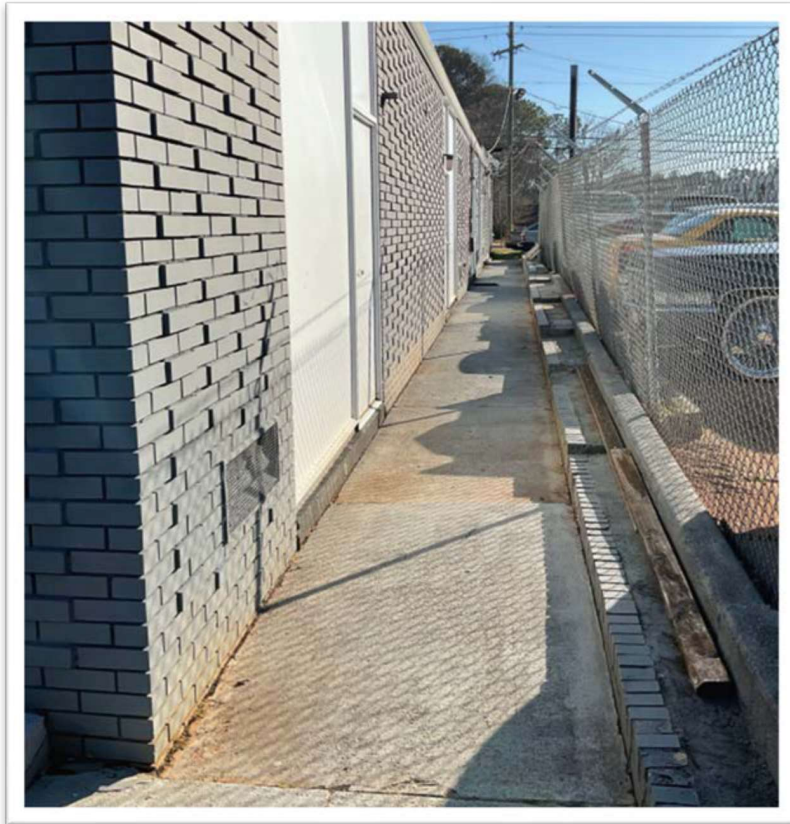
Site Visit:



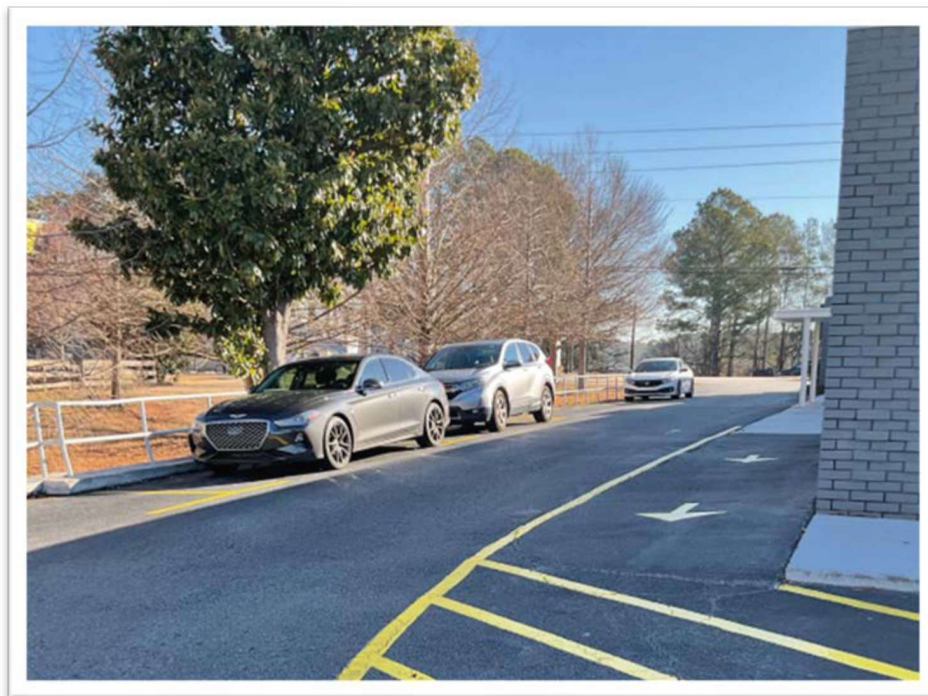
Frontage along Pierce Drive



Dumpster location at the south end of the property, situated adjacent to Pierce Drive.



Side of building situated next to the auto repair shop



Parking lot entrance coming Chamblee Dunwoody Road