



## VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

☒ Zoning Variance

☐ Sign Variance

☐ Stream Buffer Variance

☐ Waiver

Taqueria Los Rayos Inc.  
Name of Project

3473 Clairmont Rd. Chamblee, GA 30314  
Property Address

Dumpster Enclosurement on our Property  
Brief Description of Project

Corridor Commercial (CC)  
Zoning District

1 0.40 acres 1 2300 sq ft.  
Total # of Properties Involved Total Project Acreage Total Number of Buildings Total sq. ft. of buildings

**\*OWNER:** RICHARD COCHRANE / Twoops LLC  
Name and Company

1740 CHESHIRE BRIDGE RD ATLANTA, GA 30324  
Mailing Address City, State Zip Code

678 571-3860 PICKING77@AOL.COM  
Phone # E-mail

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

Maria Perez Rocano / Taqueria Los Rayos Inc.  
Name and Company

870 Omaha Dr. Norcross, GA 30093  
Mailing Address City, State Zip Code

678-200-9671 / 770-378-0102 cynthialariz2015@gmail.com  
Phone # E-mail

[Signature] 4/04/24  
Applicant Signature Date

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

**NOTARY:**

Sworn to and subscribed before me this 04 day of April, 2024

Notary Public: MARILEY GARCIA MEDINA  
MY COMMISSION EXPIRES FEBRUARY 03, 2026  
NOTARY PUBLIC  
DEKALB COUNTY, GEORGIA

04/04/2024  
[Signature]

February 2025

To the official who this letter is sent to,

My name is Maria Perez, owner of Taqueria Los Rayos. The business property is located on 3473 Clairmont Rd. Chamblee, GA, 30319. I write this letter with the full intention of explaining the complexity of being approved to have my dumpster enclosure put on any area of my property, without it not being in compliance with the City of Chamblee codes. This has become an issue because of where my business property is located, seeing as how it is considered to be a “lot” property. This basically means that my business property has a front street, side streets, but no street to where I can put my dumpster enclosure without it obstructing traffic and/or other code violations. In effect of such property characteristics, we are going through a variance procedure, one in which I am hoping to get approved to put my dumpster enclosure in the property area I have indicated on the aerial map attached to this file. The dumpster will ultimately have to take up two of our parking spaces from our current parking lot. Understand that after in-person meetings, this location was decided as the best dumpster location and those two parking spaces will have to be forcibly used. I understand that this will require another variance to reduce our number of parking spaces down from 20 to 18. I kindly request that variance procedure. Additionally, the dumpster will be on a flat concrete surface, as well as within our property lines. We are moving the dumpster from where we have had it for years, seeing as how now it is considered to intervene with customer traffic (according to City of Chamblee codes), the side street in which the dumpster has been on is our drive-through street for our customers who are not dining inside the restaurant. Seeing as how it is complex to keep the dumpster there and build an enclosure around it in that area, we are hoping to have our variance applications accepted to have this dumpster moved to where we are labeling it (aerial map). We have tried to explain multiple times to city officials and through meetings, how there is

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no other resolution as to where we can put the dumpster except to the solution that we are trying to present. Moving the dumpster along the physical walls of our business will just cause the tubes of our water drainage system to be on top of the dumpster. Any inclement weather, such as heavy rain and or major storm, will cause the dumpster located right below it and its enclosure to have water damage. Over time the enclosure will get damaged and that will cause us to have to fix the enclosure multiple times. To which as according to Chamblee City codes, we would have to go through the process of another permit application in order to restore and/or repair the enclosure. This ultimately makes things even more difficult and time consuming on both of our ends. Apart from any other area we have previously submitted but got denied to, I restate that this is the best and final option we have the outcome of. I, as the business owner, understand that for anything I want to do with my business it would require permits that take time to obtain. We are trying our best to explain and demonstrate where we can put our dumpster, without it interfering with traffic, customers, pedestrians, and parking lot circulation. I hope the plans explained above will be taken into consideration, and I hope to hear soon about the best outcome.

Sincerely, Maria Perez/Taqueria Los Rayos Inc.