

*City Council Agenda Item*

**Variance**



Department: Planning & Development  
Prepared By: Gabrielle Peters, Senior Planner  
Initiator: Gabrielle Peters, Senior Planner

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**SUBJECT:** PZ2024-1325: 3472 CHAMBLEE DUNWOODY WAY - BEHIND BLUETOP

**Meeting Date:** August 15, 2024, 6:00 PM

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**REQUESTED ACTION:**

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

1. Variance from Section 230-1(b)(1), to reduce the required 20-foot zoning buffer along the western property line to 0-feet.

**BACKGROUND SUMMARY:**

- The applicant proposes to renovate the existing commercial building and parking lot for a restaurant and bookstore.
- Interior improvements include splitting the existing building into two separate tenant spaces, expansion of the rear parking lot, construction of a 391 square foot patio and additional landscaping throughout the site.
- The parking lot expansion requires encroachment into the 20-foot zoning buffer between the subject commercial property and the multifamily apartment complex to the northwest.
- The applicant proposes to reduce the required zoning buffer from 20 feet wide to 0 feet and construct an 8-foot-tall wooden privacy fence along the perimeter of the parking lot.
- The expansion of the parking lot will add 10 off-street parking spaces, bringing the overall parking count from 17 to 27.

**ISSUE:**

**FINANCIAL IMPACT:**

**Attachment List:**

PZ2024-1325 - 3472 Chamblee Dunwoody Way (PDF)

1 - Application (PDF)

2 - Site Plan + Elevation (PDF)

3 - Maps (PDF)