

City Council Agenda Item

Variance

Department: Planning & Development
Prepared By: Gabrielle Peters, Deputy
Director of Planning and Development
Initiator: Gabrielle Peters, Deputy Director
of Planning and Development



SUBJECT: PZ2025-1446: 3477 CHAMBLEE DUNWOODY WAY - RAILWAY 3477

Meeting Date: June 12, 2025, 6:00 PM

REQUESTED ACTION:

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

1. Variance from Section 240-7(b)(8)(e)(e), to place a commercial dumpster in the side yard less than 5-feet from the side property line.
2. Variance from Section 250-2(a), to reduce the required minimum parking from 23 to 0 spaces.
 1. Waiver from Section 230-26(a), to reduce the landscape zone from 5-feet to 0-feet.
 2. Waiver from Section 230-26(e)(3), to not locate trees in the landscape zone 40-feet on center.
 3. Waiver from Section 230-26(e)(4), to not locate pedestrian lights between every other street tree in the landscape zone 80-feet on center.

BACKGROUND SUMMARY:

The applicant proposes to renovate the existing office building into a restaurant with outdoor seating and private event space.

At the May 20th Regular City Council Meeting, City Council voted to defer the application to the June City Council Agenda. Staff met with the applicant on May 29th to review the revised parking proposal and preview draft elevations. Revised plans and supporting documents were submitted on June 4th. The applicant now proposes to add a canopy over the outdoor seating area and use the existing rear building as private event space and storage. This added square footage will alter the variance request to reduce the number of parking spaces from 20 to 0 to 25 to 0. The applicant has also worked with the adjacent property owner to secure 10 offsite parking spaces after 5 pm. As a reminder, the applicant is also proposing to construct two on street parking spaces and provide two parking spaces on site for employees. Based on the revised plans and parking update, staff maintains the recommendation of approval with revisions to the conditions of approval. The revised plans and letter from the adjacent property owner can be found in Attachments 4 and 5.

ISSUE: Two (2) variances and three (3) waiver requests:

1. Variance from Section 240-7(b)(8)(e)(e), to place a commercial dumpster in the side yard less than 5-feet from the side property line.
2. Variance from Section 250-2(a), to reduce the required minimum parking from 25 to 0 spaces.
1. Waiver from Section 230-26(a), to reduce the landscape zone from 5-feet to 0-feet.
2. Waiver from Section 230-26(e)(3), to not locate trees in the landscape zone 40-feet on center.
3. Waiver from Section 230-26(e)(4), to not locate pedestrian lights between every other street tree in the landscape zone 80-feet on center.

FINANCIAL IMPACT:

Attachment List:

PZ2025-1446_Staff Memo (PDF)

1 - Site Plan + Elev (PDF)

2 - App + LOI (PDF)

3 - Maps (PDF)

4 - Revised Site Plan + Elevations 6 (4) 25 pdf

5 - Letter from Adjacent Property Owner (PDF)