CITY OF CHAMBLEE
Planning and Development Department

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VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY: ☐ Zoning Variance ☒ Sign Variance ☐ Stream Buffer Variance ☐ Waiver

Mi tierra Supermercado Wall Signs.
Name of Project

4317 Buford Hwy NE Chamblee GA
Property Address

Brief Description of Project
Requesting variance to keep all 4 signs install on location

C-C
Zoning District

1	0.43 AC	1	5,865
Total # of Properties Involved	Total Project Acreage	Total Number of Buildings	Total sq. ft. of buildings

OWNER:
[redacted]
Name and Company

4317 Buford Hwy NE Chamblee GA 30341
Mailing Address City, State Zip Code

[redacted]

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

GOD Signs & Print LLC / Chease Speers
Name and Company

50 old Peachtree Rd S. 130 Suwanee GA
Mailing Address City, State Zip Code

[redacted] [redacted]
Phone # E-mail

Applicant Signature 07/05/2026
Date

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

NOTARY:
Sworn to and subscribed before me this 3 day of July, 20 26

Notary Public:

HEATHER KHANG NOTARY PUBLIC GWINNETT COUNTY GEORGIA MY COMMISSION EXPIRES MARCH 24, 2029

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Owner Permission Affidavit

Subject Property Address: 4317 Buford Hwy

Property Owner:

Name (Person, Firm, Corporation, or Agency):

Mailing Address: 4317 Buford Hwy NE
Chamblee GA 30341

Phone: [redacted]

Email: [redacted]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): Mi Tierra Supermarket / sign company

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address:

Type of Application: Variance Application for wall sign

Property Owner's signature

SHAFAYET HOSSAIN
Property Owner's printed name

This instrument was signed before me on this date: 07/03/2026

County: Gwinnett Georgia Notary Signature:

Affix seal/stamp as close to signature as possible

EDITH GUADALUPE AYALA
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 31, 2026

Rev 04/01/2025

Scanned with CamScanner

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 4317 Buford Hwy NE Chamblee Ga 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	
	Name: [redacted]
	Addre [redacted]
	Signature:
	Date: 07/03/2026

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

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Campaign Contributions Disclosure Form

Have you as applicant, agent for applicant, property owner, or person associated with the application for property, located at 4317 Buford Highway NE Chamblee GA 30341, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to an elected official of the City of Chamblee? ☐ YES ☒ NO

Applicant/ Owner	
	Name: [redacted]
	Address: 4317 Buford Hwy NE Chamblee GA 30341
	Signature: Shahyet Hossain
	Date: 07/03/26

If the answer above is YES, then please complete the following section:

Date	Government Official	Official Position	Description	Amount

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PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

[redacted]
Name

Mi tierra Supermercado.
Company

[redacted] [redacted] [redacted] [redacted]
Mailing Address Suite/Apt. # City, State Zip Code

[redacted]
Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

4317 Buford Hwy NE, Chamblee GA 30341
Address of Project

Mi tierra Supermercado wall signs.
Name of Project

Variance
Application Type (Amend Zoning Map, Development of Community Impact (DCI), Variance/Waiver, Subdivide Land, Other)

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Installed 3 sign on business premises.
totaling 60 sqf.
Requesting city to allow the 2 additional signs on wall

Applicant Signature Date: 05/28/2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: 05/28/2026

Staff Printed Name: John Torres Signed: John Torres

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LEGAL DESCRIPTION OF PROPERTY

Variance Application Exhibit

City of Chamblee Community Development Department

Property Address: 4317 Buford Highway NE, Chamblee, Georgia 30341

DeKalb County APN: 18-244-08-011

Date Prepared: 08/05/2026

1. OWNER

The owner of record is **SR Khaka Real Estate LLC**, a Georgia limited liability company.

2. LAND DISTRICT AND LAND LOT

The subject property is situated in the **18th Land District, Land Lot 244**, DeKalb County, State of Georgia.

3. RECORDED PLAT REFERENCE

All that tract or parcel of land lying and being in Land Lot 244 of the 18th District, DeKalb County, Georgia, being a portion of the **Chamblee Commercial Subdivision** [VERIFY subdivision name against plat face], as recorded in Plat Book [PLAT BOOK NO.], Page [PLAT PAGE NO.], DeKalb County Clerk of Superior Court records; being more particularly identified as Parcel ID 18-244-08-011 on the DeKalb County Tax Assessor's records.

[

4. DEED OF ACQUISITION

Title to the subject property is vested in SR Khaka Real Estate LLC by virtue of that certain Warranty Deed recorded in **Deed Book 30411, Page 737**, DeKalb County Superior Court records.

5. PARCEL SIZE

The subject parcel contains approximately **0.43 acres (±18,731 square feet)**, as reflected in the DeKalb County Tax Assessor's records for APN 18-244-08-011.

6. ZONING DESIGNATION

The subject property is zoned **C-1, Neighborhood Commercial**, City of Chamblee, Georgia, as reflected in the City of Chamblee Unified Development Ordinance.

7. STREET FRONTAGE AND PROPOSED SIGN WALL

The subject parcel has approximately **240 linear feet of frontage** along **Buford Highway NE**, a public right-of-way. The proposed wall sign is to be installed on the **front wall** of the building situated on the subject property, which wall directly faces and fronts the Buford Highway NE right-of-way. *[VERIFY: Confirm cardinal direction of front wall prior to submission.]*

8. PURPOSE

This legal description is prepared solely as an exhibit to the **Wall Sign Variance Application** submitted to the City of Chamblee Community Development Department for the property located at 4317 Buford Highway NE, Chamblee, Georgia 30341. This document does not convey, transfer, or encumber any ownership interest in the property and does not trigger Georgia real estate transfer tax.

9. SOURCE AND DISCLAIMER

This legal description is derived from the recorded plat and deed instruments on file with the DeKalb County Clerk of Superior Court and the DeKalb County Tax Assessor's records. This document is not an independent boundary survey and has not been certified by a licensed Georgia land surveyor. It is intended solely for administrative use in connection with the variance application identified in Section 8 above.

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[redacted]

July 3, 2026

Planning and Zoning Department
City of Chamblee
3518 Broad Street
Chamblee GA 30341

Subject Letter: Letter of Intent for Wall Sign Variance Application For Mi Tierra Super Market
Property Address: 4317 Buford Hwy, Chamblee, GA 30341
Parcel ID:18-244-08-011

TO: City of Chamblee Planning and Development Department / Mayor and City Council

Letter of Intent – Sign Variance Application for Number of Signs [3]

To the Planning and Development Department and Honorable City Council Members: This letter is submitted in support of a Sign Variance Application for the commercial property located at 4317 Buford Hwy. On behalf of Mi Tierra Supermercados, the applicant seeks a variance from the City of Chamblee Unified Development Ordinance (UDO) Chapter 260 (Signs) to allow for a total of three (3) signs on the property, where code standards strictly permit only one (1) sign per primary street frontage.

Crucially, **the cumulative square footage of all three proposed signs combined does not exceed the total overall sign area allowed by the city** for this property frontage. We are not seeking an increase in total allowed sign area, but rather a practical redistribution of that square footage across the facility to match the property's operational reality. Strict application of the sign regulations on this specific 0.43-acre parcel creates an unnecessary operational hardship. We address the five strict review and approval criteria of **UDO Section 280-32** below:

1. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography.
The subject property features exceptional layout conditions that necessitate multiple points of visual identification for a grocery provider. The parcel spans 0.43 acres and features a narrow, deep footprint along Buford Highway. The building operates as a full-service multi-department Latin supermarket, integrating a grocery store, fresh carnicería (meat market), bakery, and taqueria restaurant under a single roof. Because the building face is pushed significantly back on the lot to accommodate the front parking aprons, a single sign cannot safely orient passing motorists to the distinct customer entrances, multi-use service areas, and main access points.

2. The application of this UDO to the particular piece of property would create an unnecessary hardship.

Limiting this active, multi-use supermarket to a single sign creates an unnecessary hardship that disrupts traffic safety and business operations. Drivers traveling along the high-speed multi-lane Buford Highway corridor require clear visual clarity before pulling off the roadway. Restricting the property to one sign forces parts of the supermarket's distinct service points (such as the bakery or restaurant entrance) to remain invisible from the street, creating confusion for incoming vehicles and severely harming the store's retail function.

3. Such conditions are peculiar to the particular piece of property involved.

These visibility hardships are unique to the layout of 4317 Buford Hwy. Furthermore, an exact historical precedent exists for this configuration: the previous commercial occupant successfully operated the premises with three signs in place for years without causing any public disruption or safety hazards. Mi Tierra Supermercados has merely installed the identical number of signs to maintain the property's long-standing historical configuration and functional requirements.

4. Such conditions are not the result of any actions of the property owner.

The physical design of the building, its deep setback, the layout of the front parking apron, and the historical use of three signs were established decades ago. The applicant had no part in creating these physical, structural, or geographical constraints.

5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Ordinance.

The proposed signage completely respects the spirit and intent of the Chamblee UDO because **the total combined sign area stays within the maximum square footage limits allowed by the city**. Because the total sign area is not being increased, there is zero added visual clutter or negative aesthetic impact on the corridor. Instead, maintaining the same number of signs previously used on-site enhances public safety by providing clear, organized direction to motorists, preventing sudden braking or erratic lane changes on Buford Highway.

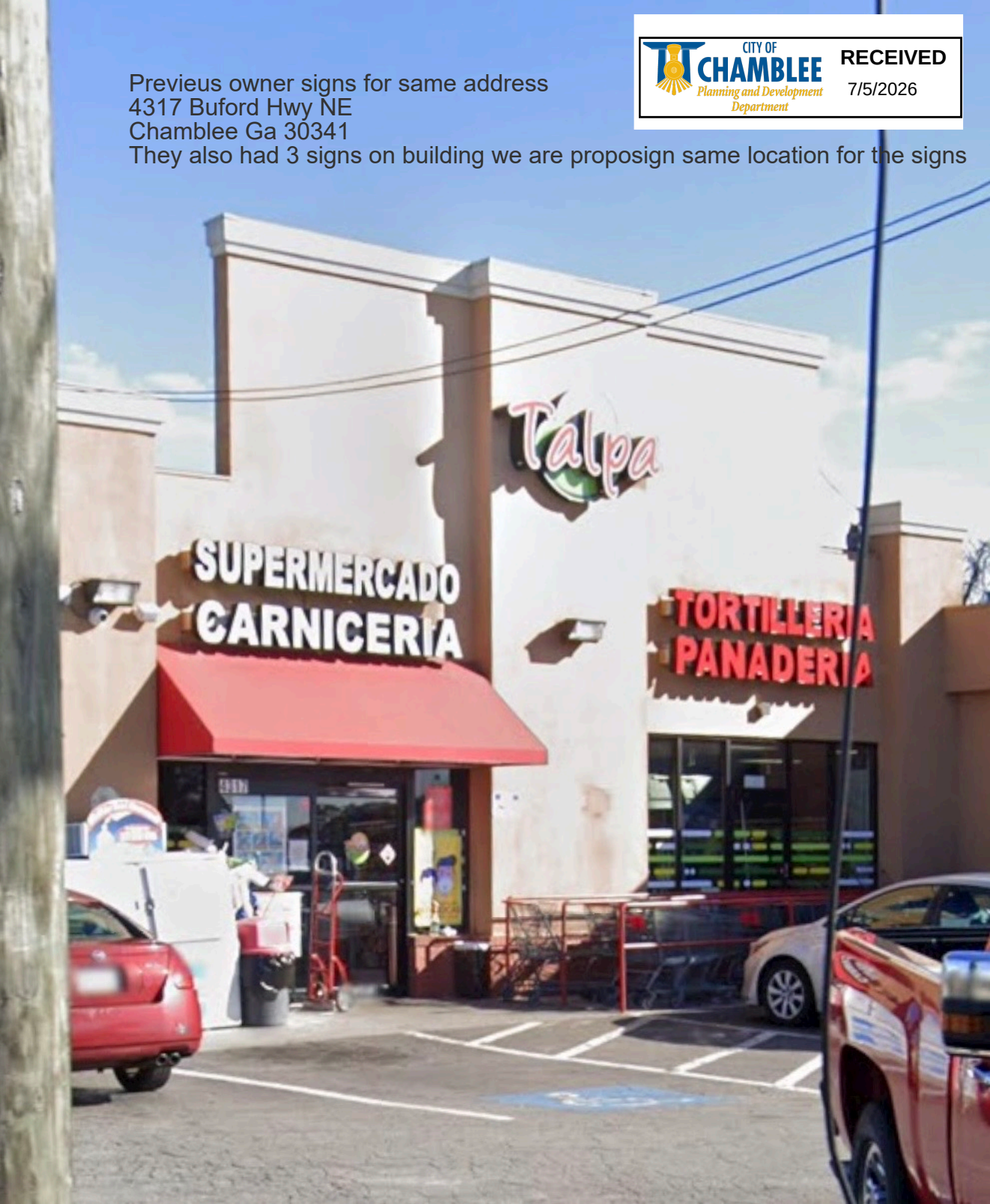
For these reasons, we respectfully request approval to maintain this necessary and historically consistent sign layout.

Sincerely,



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Previeus owner signs for same address
4317 Buford Hwy NE
Chamblee Ga 30341
They also had 3 signs on building we are proposign same location for the signs



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Currently all signs that are installed on property with out permit are the same signs we are requesting variance for

Mi Tierra Supermercados #1
Carniceria sign #2
Panaderi #3
All signs are currenty installed on building

4317 Buford Hwy
Chamblee GA 30341



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Type text here

FYI - Erica Velazque Owner of Mi Tierra - Agree that Fuerza Latina will not be applying or Installing any sign on building

3 signs in building currently Totaling 60 squarefeet

Thank you

GO D-SIGNS & PRINT
Evoluciona TU MARCA!

EXTERIOR SIGN

Mi Tierra Supermercados



MI TIERRA - Channel letter with inside light and backlit

SUPERMERCADOS | PANADERIA | CARNICERIA - Countour box