



**APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA**

*Type or Print Clearly*

*(To be completed by City)*

Ward: 5

Application Number: V21-081

Variance Meeting Date: 8/16/21

**APPLICANT:** KAYS CUISINE LLC

Representative's Name (print): KEVWE ADIDI

Address: 2579 SOUTH COBB DRIVE, SMYNA, GA30080

Business Phone: 404-271-5823 Cell Phone: 470-420-9494 Home Phone: \_\_\_\_\_

E-Mail Address: KAYSCUISINE2019@GMAIL.COM

Signature of Representative: *Kevin Adidi*

**TITLEHOLDER:** LARRY CLERK

Address: 5083 OLD NATIONAL HWY, COLLEGE PARK, GA30349

Business Phone: 404-313-1979 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

**VARIANCE:**

Present Zoning: COMMERCIAL Type of Variance: ALCOHOL SPACING REGULATIONS

Explain Intended Use: RESTUARANT SALES OF ALCOHOL WITH MEAL

Location: 2579 SOUTH COBB DRIVE, SMYNA, GA30080

Land Lot(s): 345 District: 17TH Size of Tract: 3950 Acres

*(To be completed by City)*

Received: 7/15/21

Legal Ad Posted: \_\_\_\_\_

Signs Posted: \_\_\_\_\_

Approved/Denied: \_\_\_\_\_

## CONTIGUOUS ZONING

North: R-15

East: R-15

South: GC

West: GC

**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that KAYS CUISINE (RESTAURANT) LOCATED  
AT 2579 SOUTH COBB DRIVE

Intends to make an application for a variance for the purpose of ALCOHOL SPACING REGULATIONS  
TO BE ABLE TO SERVE ON-PREMISE CONSUMPTION OF BEER,WINE ALCOHOL BEVERAGE  
AND LIQUOR WITH MEAL.

on the premises described in the application.

NAME	ADDRESS
<u>ALL OR NOTHING TOTAL TATTOO</u>	<u>2569 SOUTH COBB DRIVE,SMYNA,GA</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>SAVE BIG MATTRESS</u>	<u>2589 SOUTH COBB DRIVE,SMYNA,GA</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u>SOUTH COBB PLAZA SHOPPING CENTER</u>	<u>2552 SOUTH COBB DRIVE,SMYNA, GA</u>
<u> </u>	<u> </u>

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



**KAYS**  
— CUISINES —

**2579 South Cobb Drive**

**Smyrna, GA30080**

**Notification of contiguous occupant delivery receipts.**

I acknowledged the receipt of the above restaurant proposed alcohol distance variance application.

Names /Address

signature

Date

1) All Or Nothing Total Tattoo

2569 South Cobb Drive-----

Smyrna, GA30080

7-12-2021

770 495-1420

2) ~~2570 Birch Street~~  
~~600 Glendale place~~-----

Smyrna, GA30080

Dropoff

3) ~~SAVE BIG MATTRESS~~  
~~South Cobb Plaza Shopping Center~~

2579 South Cobb Drive-----

Smyrna, GA30080

7-13-2021

770-437-0300

4) Hibachi Express

2596 South Cobb Drive-----

Smyrna, GA30080

770-319-0888

7/13/2021

5) South Cobb Plaza Shopping Center

2552 South Cobb Drive-----

Smyrna, GA30080

MAILED  
attached  
UBAS Receipt



SMYRNA  
850 WINDY HILL RD SE  
SMYRNA, GA 30080-1910  
(800)275-8777

07/13/2021

05:19 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.55
Smyrna, GA 30080			
Weight: 0.40 oz			
Estimated Delivery Date			
Fri 07/16/2021			
Tracking #:			
9514 8065 7166 1194 5442 00			
Certified Mail®			\$3.60
e-Return Receipt			\$1.75
Total			\$5.90
-----			
Grand Total:			\$5.90
-----			
Debit Card Remitted			\$5.90
Card Name: MasterCard			
Account #: XXXXXXXXXXXX3902			
Approval #: 171684			
Transaction #: 034631			
Receipt #: 034631			
AID: A0000000042203			
AL: US DEBIT			
PIN: Not Required			
Chip			

\*\*\*\*\*  
USPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.  
\*\*\*\*\*

Use label # for inquiry on  
Return Receipt (Electronic).

For Return Receipt (by email), visit  
USPS.com, click on Track & Manage and  
enter Tracking number; click on drop-down  
arrow under Return Receipt Electronic;  
enter name and email address and click on  
Request Email.

Text your tracking number to 28777 (2USPS)  
to get the latest status. Standard Message  
and Data rates may apply. You may also  
visit [www.usps.com](http://www.usps.com) USPS Tracking or call  
1-800-222-1811.

Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/ssk>  
or scan this code with your mobile device,

## SECTION 1403 VARIANCE REVIEW STANDARDS

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

## COMPREHENSIVE NARRATIVE

ATTACHED IS OUR NARRATIVES.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use. See Zoning Ordinance Section 1403 - Variance Review Standards on Page 4 of the application. (Required)**

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28,2021

City of Smyrna Community Development Department  
3180 Atlanta Road,  
Smyrna, GA30080

### **PLEA FOR VARIANCE TO ALCOHOL SPACING REGULATIONS**

The License and Variance Board,

I am writing this honorable board with the excitement of coming to Smyrna to do business and live in this peace-loving and beautiful community.

We barely recovered from COVID-19, which has permanently closed some restaurants in the City of Smyrna. Our proposed premise is the perfect example of the COVID-19 adverse effect. Sadly, VITTLE RESTAURANT has permanently closed.

We humbly request a variance to alcohol spacing regulations considering that our restaurant "African," where margins are razor-thin even in the best of times, alcohol is one product that constantly sells and is always profitable serving it with a meal. We aim to make about 30 percent of our revenue from alcohol sales. With lower labor costs and inventory with a long shelf-life, even the most sophisticated cocktail yields more significant profits. Most importantly, while guests typically will order just one meal, they will often order multiple drinks.

African restaurant cuisines are majorly spicy and naturally go with alcohol, especially goat and fish pepper soup and few native dishes. Sales of alcohol would be a significant way our AFRICAN restaurants will stay afloat. Guests showed a desire for alcohol with meals, incredibly our restaurant niche," goat and fish pepper soup.

According to the National Restaurant Association, 56 percent of consumers over the age of 21 said they would be likely to order food with alcoholic beverages as part of a meal order in a restaurant. Serving alcohol with our African food on our premises has the potential to be our restaurant lifeline. Our survival depends on it.

There is no question that the pandemic has changed the restaurant business model forever. As we look to open restaurants, we are likely to see fewer people eating on our premises—whether due

to enforced occupancy limits or general fear and anxiety—and more guests looking for alcoholic beverages with a meal to bring them into the restaurant.

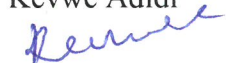
While alcohol sales with a meal is a critical lifeline for our restaurant, it has not come without its own set of challenges in that view. Hence, we are committed to abiding by the state and local liquor laws. We will ensure to assess the eligibility of the consumers using their identification (ID) card. To make this process as frictionless and safe as possible for guests, we will remind them that they will need to present their ID cards throughout the ordering process. We are also considering a touchless ID check before serving any alcoholic beverages.

Finally, we are committed to stopping the order and sales of alcohol by 9.00 pm during the week or as recommended by this honorable board.

Thank you for your consideration.

Respectfully submitted today been June 29th,2021

Kevwe Adidi



2579 South Cobb Drive  
Smyrna, GA30080

**Notification of contiguous occupant delivery receipts.**

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28, 2021

The Owner  
All Or Nothing Total Tattoo  
2569 South Cobb Drive  
Smyrna, GA30080



NOTIFICATION OF CONTIGUOUS OCCUPANTS (VARIANCE REQUEST)

Dear Neighbor,

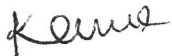
The above-named restaurant is in the process of requesting variance to alcohol spacing regulations to allow on-premises consumption of Beer, wine alcoholic beverage and liquor with meal.

Attached is a copy of the completed variance application.

We hope to appear before the license and variance board on July 28<sup>th</sup>, 2021.

We look forward to a peaceful co-existence, mutual benefits and development of our great city.

Sincerely,



Kevwe Adidi  
Kays Cuisine (Owner)  
2579 South Cobb Drive  
Smyrna, GA30080

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28,2021

Property Owner  
2570 Birch Street  
Smyrna, GA30080



NOTIFICATION OF CONTIGUOUS OCCUPANTS (VARIANCE REQUEST)

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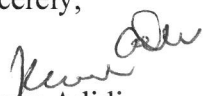
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Kevwe Adidi  
Kays Cuisine (Owner)  
2579 South Cobb Drive  
Smyrna, GA30080

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28, 2021

The Owner  
Hibachi Express  
2596 South Cobb Drive  
Smyrna, GA30080

COPY

NOTIFICATION OF CONTIGUOUS OCCUPANTS (VARIANCE REQUEST)

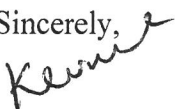
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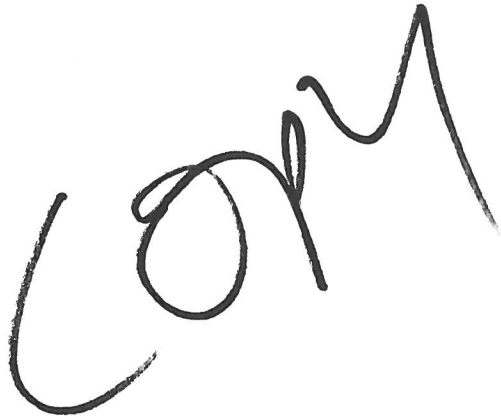
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Kevwe Adidi  
Kays Cuisine (Owner)  
2579 South Cobb Drive  
Smyrna, GA30080

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28,2021

The management  
South Cobb Plaza Shopping Center  
2552 South Cobb Drive  
Smyrna, GA30080

A large, stylized handwritten signature in black ink, likely belonging to Kevwe Adidi, the owner of Kays Cuisine. The signature is written in a cursive, flowing style.

NOTIFICATION OF CONTIGUOUS OCCUPANTS (VARIANCE REQUEST)

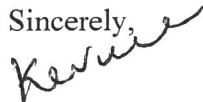
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Kevwe Adidi  
Kays Cuisine (Owner)  
2579 South Cobb Drive  
Smyrna, GA30080

Kays Cuisine  
2579 South Cobb Drive  
Smyrna, GA30080

June 28,2021

Save Big Mattress  
2589 South Cobb Drive  
Smyrna, GA30080

COPY

NOTIFICATION OF CONTIGUOUS OCCUPANTS (VARIANCE REQUEST)

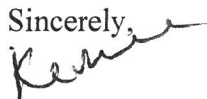
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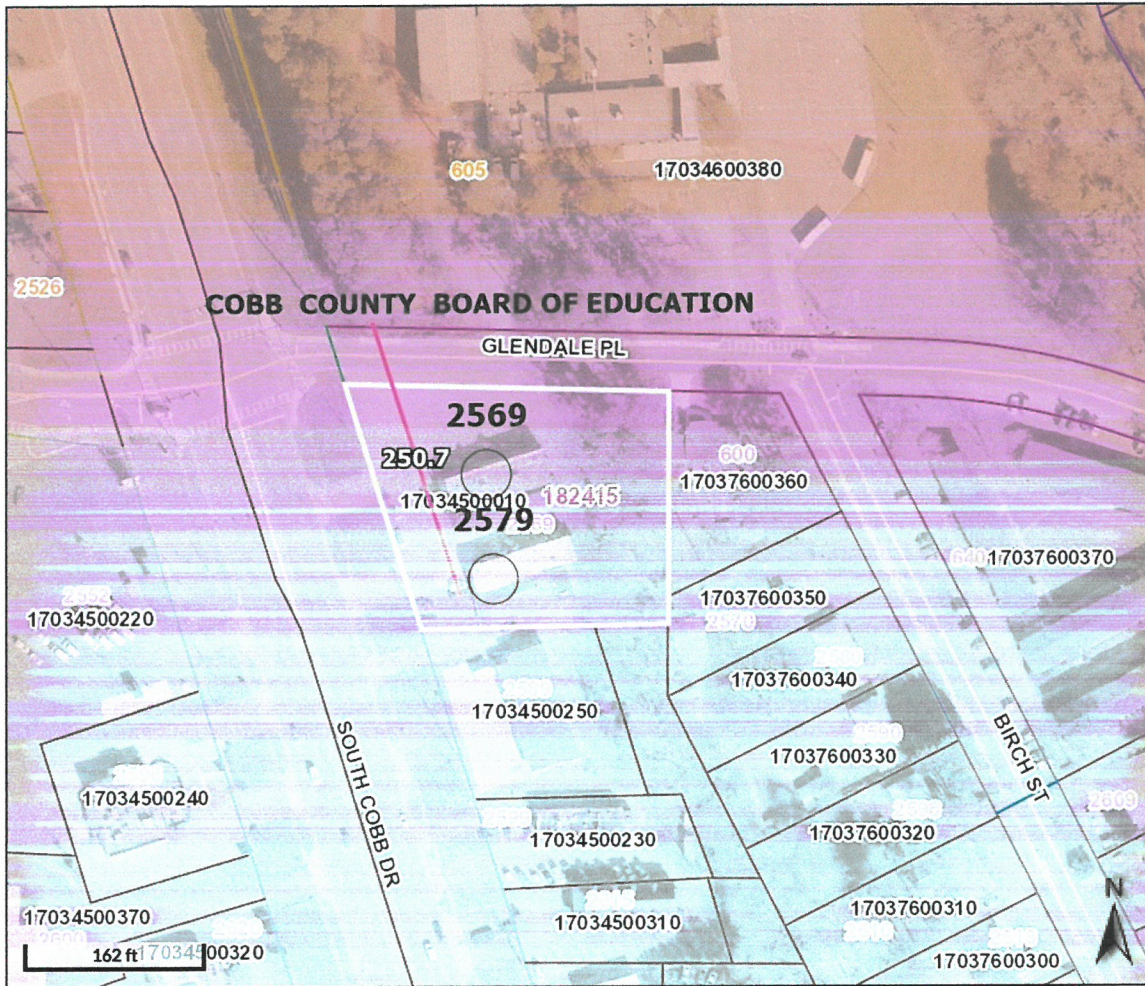
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Sincerely,  


Kevwe Adidi  
Kays Cuisine (Owner)  
2579 South Cobb Drive  
Smyrna, GA30080

**A copy of the plat of the subject property.**



Overview



**Copy of the Paid tax receipts (City and County)**



**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
 Phone: 770-528-8600  
 Fax: 770-528-8679

Printed: 6/29/2021

## Cobb County Online Tax Receipt

Thank you for your payment!

Payer:  
CLARITY PROPERTIES LLC

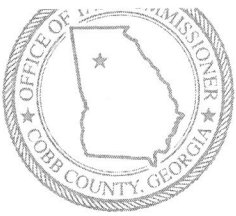
CLARITY PROPERTIES LLC

**Payment Date: 9/3/2020**

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2020	17034500010	10/15/2020	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$6,984.11	\$0.00	



Scan this code with your  
mobile phone to view this  
bill!!



# COBB COUNTY TAX BILL 2020

Pay online at [www.cobbtax.org](http://www.cobbtax.org) or 1-866-729-2622  
See the back of this bill for more payment information

TAX COMMISSIONER

HEATHER WALKER  
CHIEF DEPUTY

Phone: 770-528-8600  
Fax: 770-528-8679



CLARITY PROPERTIES LLC

2569 S COBB DR

**PAYMENT DUE DATE: October 15, 2020**

Pay Online

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Parcel ID	Fair Market Value	Assessed Value	Acreage	Tax District	Homestead Exemption				
17034500010	635,150	254,060	1.12	6 - City of Smyrna	NONE				
Taxing Authority	Assessed Value	-	Exemption	=	Net Assessment	x	Millage Rate	=	Taxes Due
SCHOOL	254,060	-	0	=	254,060	x	0.0189	=	\$4,801.73

Levied by the Cobb County Board of Education representing approximately **68.75%** of your taxes due.

## COUNTY

Levied by the Board of Commissioners representing approximately **31.25%** of your taxes due.

County General	254,060	-	0	=	254,060	x	0.00846	=	\$2,149.35
County Bond	254,060	-	0	=	254,060	x	0.00013	=	\$33.03
County Fire	N/A	-	N/A	=	N/A	x	N/A	=	N/A

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due
2020	17034500010	10/15/2020	Pay: <b>N/A</b> or <b>\$6,984.11</b>	

Payment must be received or **USPS Postmarked** by the due date. Metered or kiosk postmarks are not accepted as proof of timely mailing.

Tax Year	Parcel ID	Due Date	Appeal Amount	Total Taxes Due	Amount Enclosed
2020	17034500010	10/15/2020	<b>N/A</b> or <b>\$6,984.11</b>		

Late fees apply after  
October 15, 2020

## 2020 COBB COUNTY TAX BILL

Internal Use

CLARITY PROPERTIES LLC

or Current Property Owner  
5083 OLD NATIONAL HWY

COLLEGE PARK, GA 30349



IS YOUR INFORMATION UP TO DATE?

☐

My mailing address  
has changed.

☐

I want to remove  
homestead  
exemptions.

Date Moved:

New Mailing Address:

Signature :