



CITY OF FOREST PARK

Planning & Community Development Department
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 608-2300 Fax: (404) 608-2306

Staff Report – Variance

Public Hearing Date: May 18, 2023

Case: VAR-2023-06

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance request to reduce side yard setback.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Aiden Cuong
 5909 Pine Creek Rd.
 Forest Park, GA 30297

Applicant:

Aiden Cuong
 5909 Pine Creek Rd.
 Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13112C F012 **Acreage:** 0.26
Address: 5909 PINE CREEK RD, Forest Park, GA 30297 **FLU:** S.F. Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

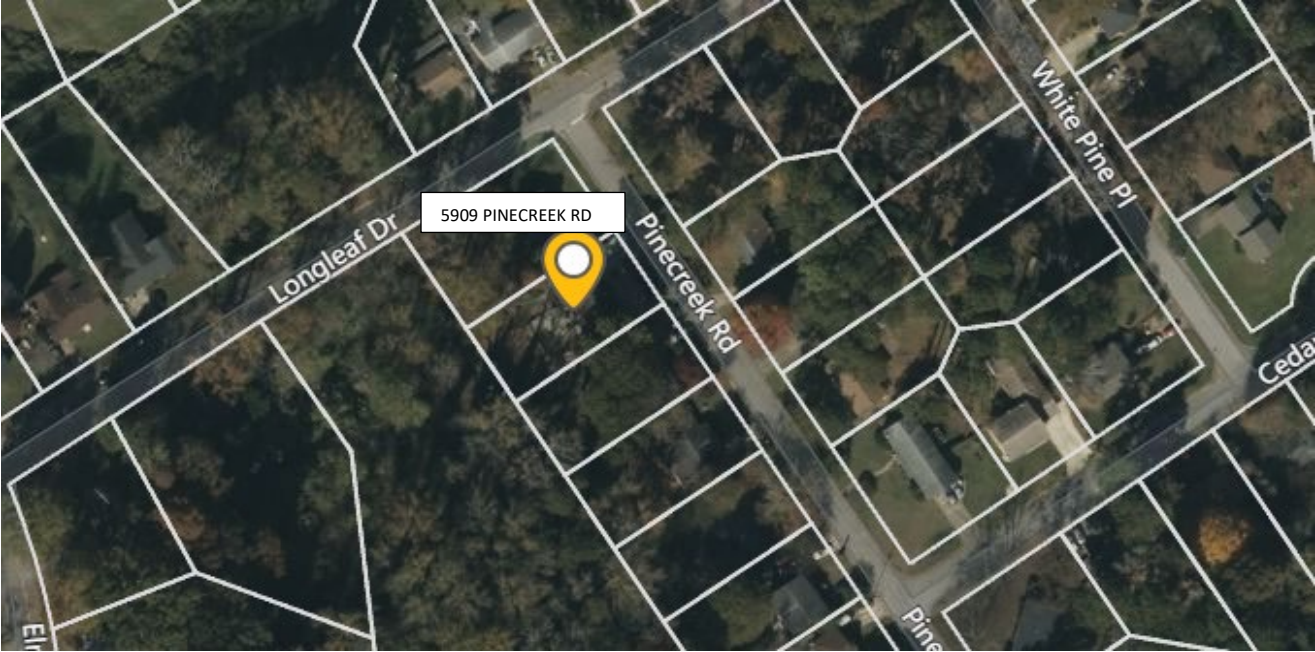
Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single Family Residential District	East	RS: Single Family Residential District
South	RS: Single Family Residential District	West	RS: Single Family Residential District

SUMMARY & BACKGROUND

The subject property is a residential home located on approximately 0.26 +/- acres. The home was built in 1964. The applicant is requesting a variance for the constructed carport that he has recently built to allow a minimum side yard setback of two (2) feet instead of the required

minimum ten (10) foot side yard setback per Sec. 8-8-29 Single Family Residential District (RS) Standards. Currently, there is a fence located at the property line where the constructed carport has a two (2) feet setback. Adjacent property owner has provided consent of the constructed carport. This variance will allow the applicant to keep his constructed carport.

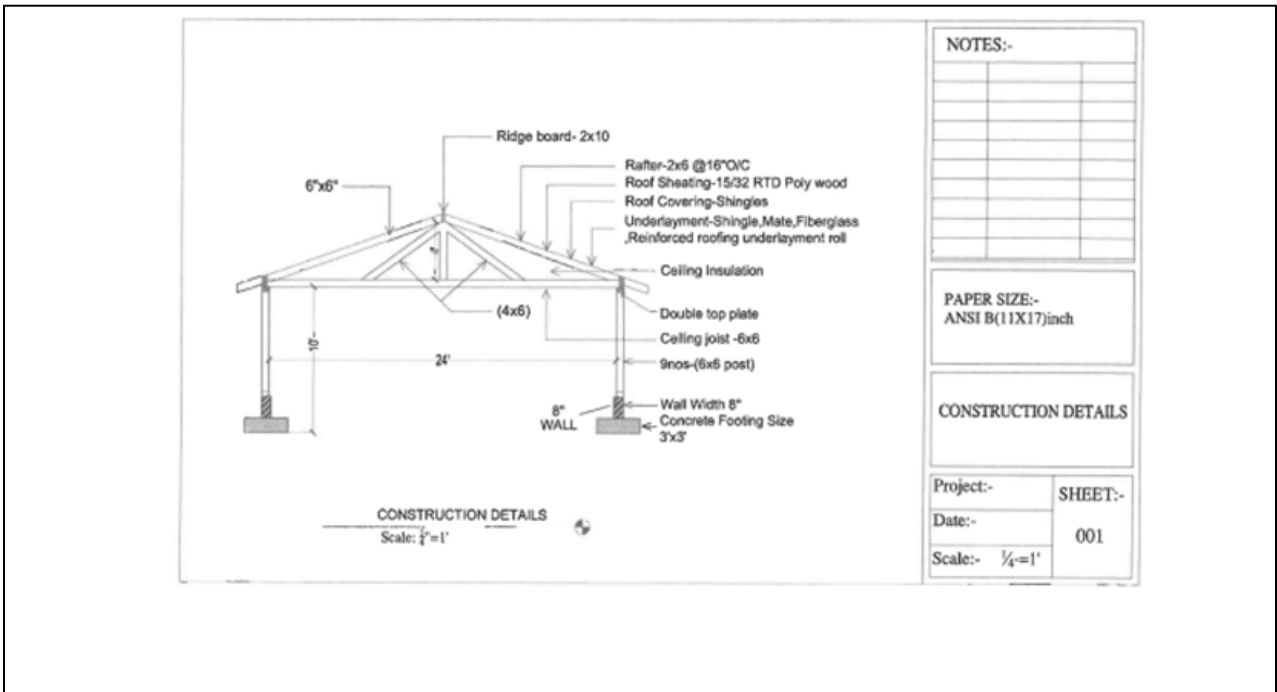
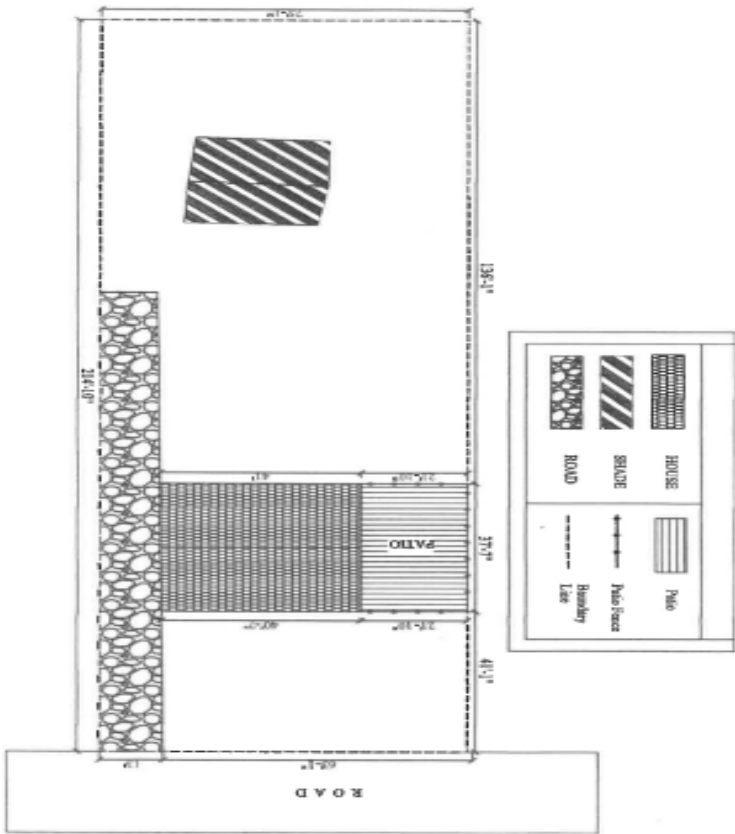
AERIAL MAP



ZONING MAP



SITE PLAN



NOTES:-

PAPER SIZE:-
ANSI B(11X17)inch

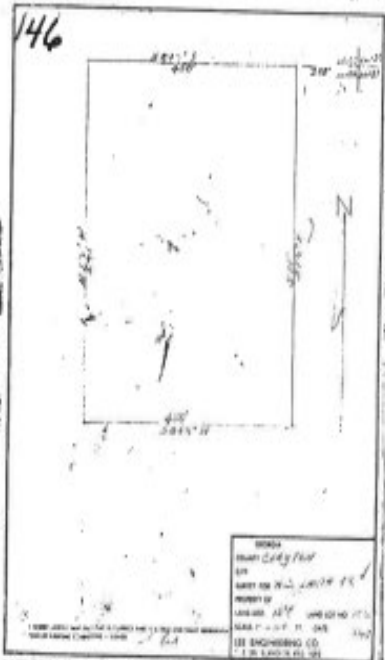
CONSTRUCTION DETAILS

Project:-	SHEET:-
Date:-	001
Scale:- 1/4"=1'	

146



Recorded Aug 12, 1960 - Joe B. Moody, Clerk



Recorded June 1960

SITE PHOTOS



VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter where permitted under this chapter; if after a public hearing, it makes findings of facts in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a variance to allow a minimum side yard setback of two (2) feet instead of the required minimum side yard setback of ten (10) foot for the preconstructed carport. This approval allows the previously constructed development to remain on said property. The requested variance will not be injurious to the public health, safety, morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Attachments Included

- Justification Letter
- Letter of Consent from Adjacent Property Owner