

Staff Report – Variance

Public Hearing Date: December 19, 2024

Case: VAR-2024-09

Current Zoning: RS – Single-Family Residential

Ward: 4

Proposed Request: Variance Request to decrease the minimum lot area from the required 8,200 sq. ft to 7,500 sq. ft and decrease the Minimum Lot Width from the required eighty (80) feet to fifty (50) feet to allow the construction of a new single-family home within the Single-Family Residential District (RS).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: M2M Holdings LLC

0 Jones Road

Forest Park, GA 30297

Applicant:

Justin Muckle

1242 Matt Moore Court

Lithia Springs, GA 30122

PROPERTY INFORMATION

Parcel Number: 13078A A010

Address: 0 Jones Road

Acreage: 0.16 +/-

FLU: Duplex 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	LI: Light Industrial District

SUMMARY & BACKGROUND

The subject property is a vacant lot located on approximately 0.16 +/- acres of land. The tract of land and its size has caused hardship and conformity issues for the applicant and has limited the property owner's ability to be compliant with the district standards. The applicant is

requesting a variance to decrease the minimum lot area from the required 8,200 sq. ft to 7,500 sq. ft and decrease the Minimum Lot Width from the required eighty (80) feet to fifty (50) feet to allow the construction of a new single-family home within the Single-Family Residential District (RS). Per Sec **8-8-29. Single family residential district (RS) standards** the required Minimum lot area allowed is 8,200 sq and the required minimum lot width is eighty (80) ft.

The approval of this variance will allow the applicant to move forward with their construction plans to construct a new single-family home within the Single-Family Residential District (RS).

AERIAL MAP



ZONING MAP



PROPOSED DEVELOPMENT



SURVEY

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRAVEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY EXISTING PROPERTY BOUNDARIES. THE EXISTING INFORMATION OF THE INSTRUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON. RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL IF ANY LOCAL JURISDICTION, AVAILABILITY OF EVIDENCE, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MEASUREMENT STANDARDS FOR PROPERTY SURVEYS IN TEXAS AS SET FORTH IN THE RULES AND REGULATIONS OF THE SURVEY BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-07.

ETAL H. E. H. AND E. H. L. L. NO. 2000

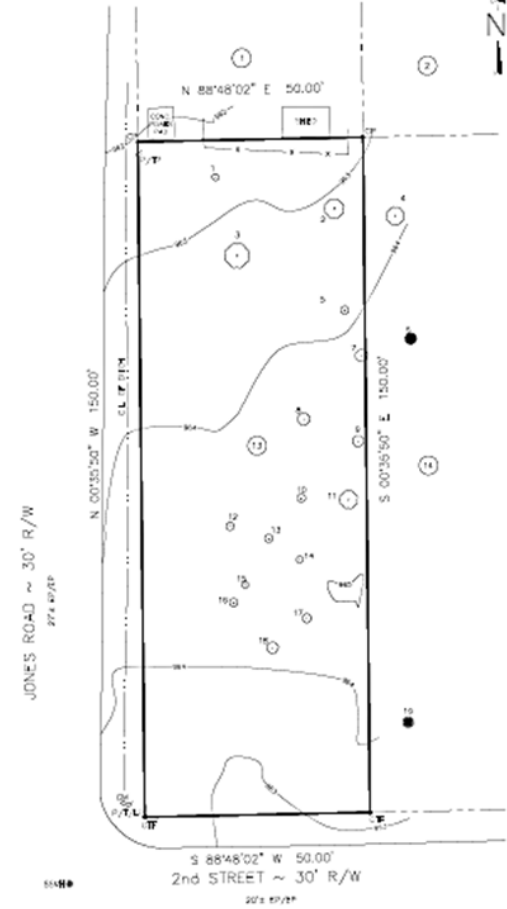
FLOOD HAZARD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD HAZARD MAP AND FOUND IN MY OPINION HEREIN THE PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
 PARCEL: 1306300057F EFFECTIVE DATE: 06/07/2017
 ZONE: X

PROB. INCH	TYPE
1	8" MWD
2	12" MWD
3	18" MWD
4	24" MWD
5	30" MWD
6	36" MWD
7	42" MWD
8	48" MWD
9	54" MWD
10	60" MWD
11	66" MWD
12	72" MWD
13	78" MWD
14	84" MWD
15	90" MWD
16	96" MWD
17	102" MWD
18	108" MWD
19	114" MWD
20	120" MWD
21	126" MWD
22	132" MWD
23	138" MWD
24	144" MWD
25	150" MWD

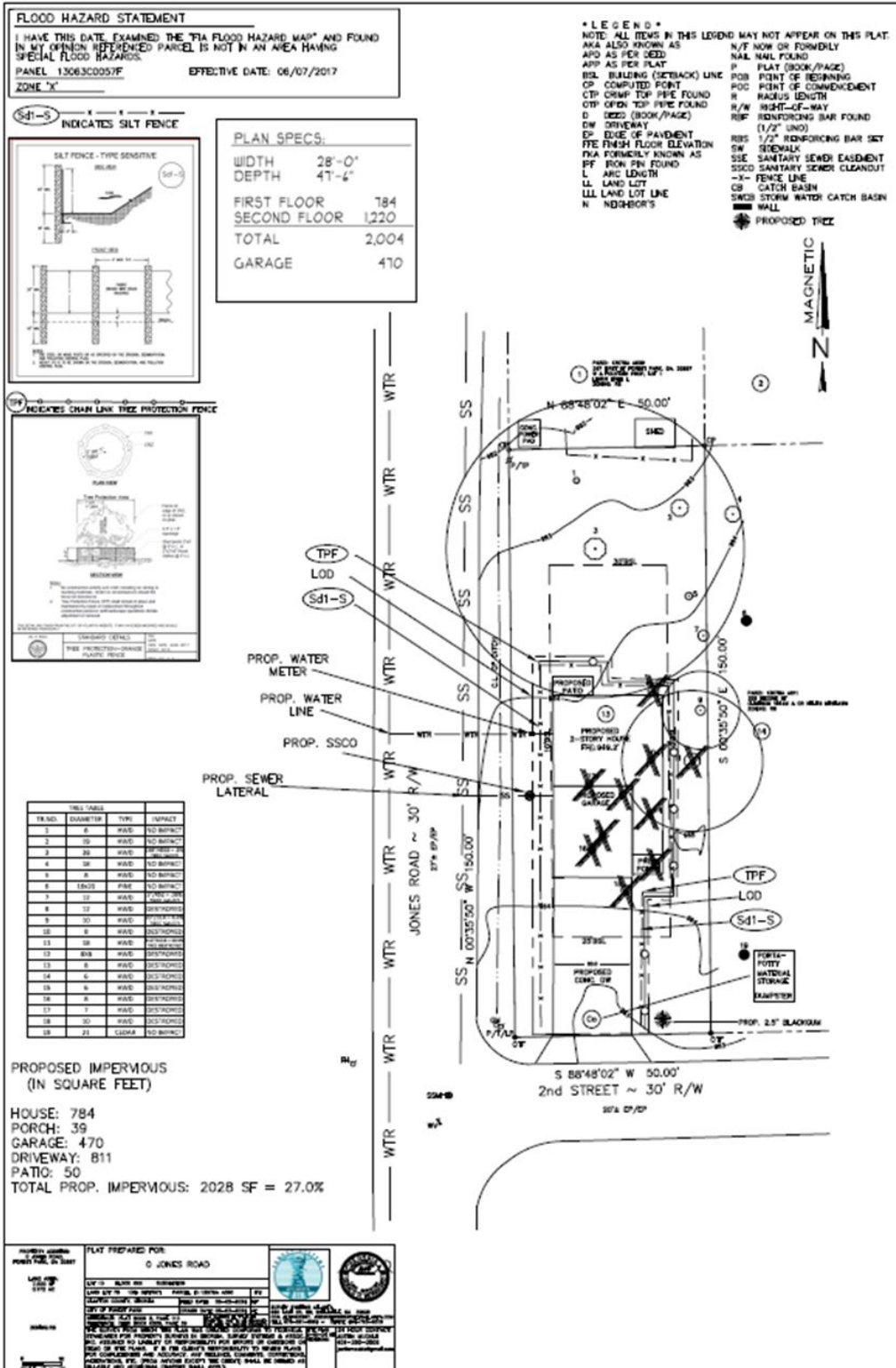
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL CLAIMS AND RIGHTS. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT APPARENT POSSESSION (IRON PINS FOUND, OLD & NEW FENCED FENCE LINES, OLD WALL LINES, SHRUB & HERB LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR RECORDS. THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EVIDENCE AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT. BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH GOVERNING AUTHORITIES ON THEIR SPECIFIC CONSTRUCTION PROJECTS. THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 83 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DREW). NOTE: ANY & ALL UNDERGROUND UTILITIES, IE: SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

- LEGEND •
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
- APP AS PER DEED
- APP AS PER PLAT
- BSL BUILDING (SET-BACK) LINE
- CP CORNER POINT
- CTP CORNER TOP OF FEE FOUND
- CTP OPEN TOP OF FEE FOUND
- D (DE) (DOCK/PAVE)
- DW DRIVEWAY
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR ELEVATION
- FF FORMERLY KNOWN AS
- FF FORMER FOUND
- L ARC LENGTH
- LL LAND LOT USE
- LL LAND LOT USE
- N NORTH ARROW
- N/F NOR OR FORMERLY
- N/L NAIL FOUND
- P PLAT (BOOK/PAGE)
- PBB POINT OF BEGINNING
- PF POINT OF BEGINNING
- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RIF REINFORCING BAR FOUND (1/2" UNOS)
- RBS 1/2" REINFORCING BAR SET
- SW (SEAL)
- SB SHAMPIRE SEALS EVIDENT
- SSO SHAMPIRE SEALS EVIDENT
- F FENCE LINE
- DB CATCH BASIN
- SOC STORM WATER CATCH BASIN
- AWL

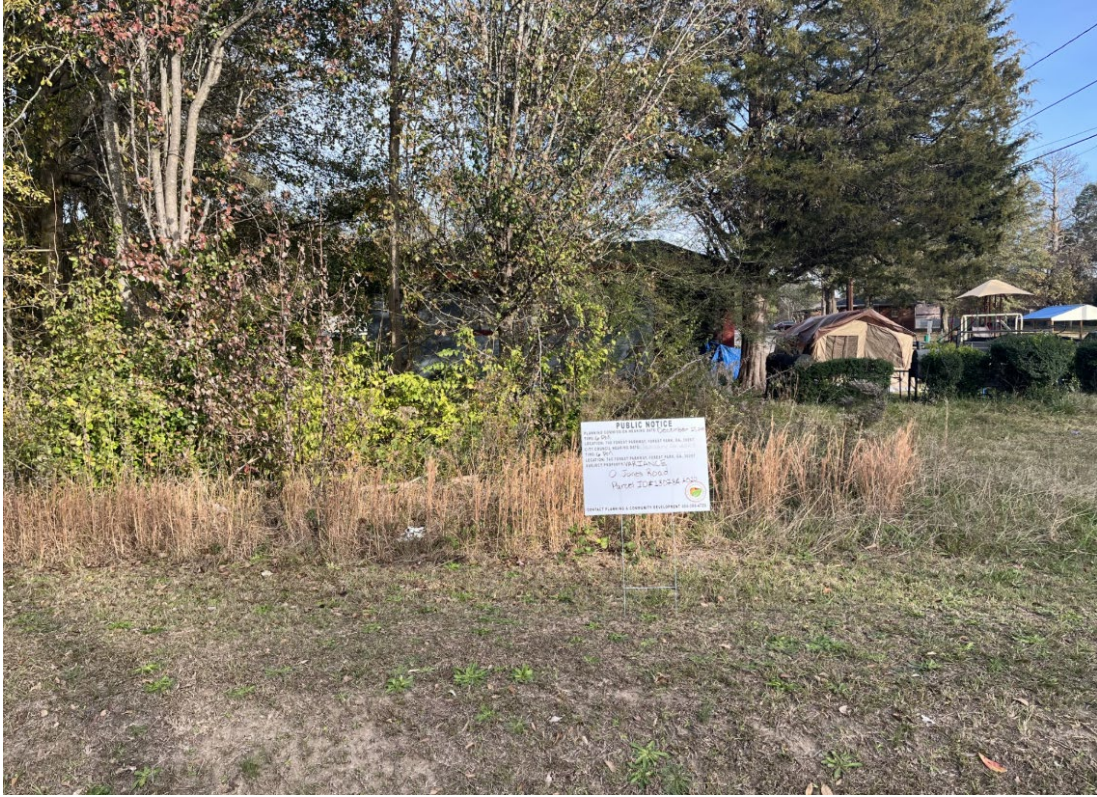


<p>APPLICANT: [Name]</p> <p>PROJECT: [Name]</p> <p>DATE: [Date]</p>	<p>LOT: [Number]</p> <p>SECTION: [Number]</p> <p>TOWNSHIP: [Number]</p> <p>RANGE: [Number]</p> <p>COUNTY: [Name]</p>	
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SITE PLAN



SITE PHOTOS





VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance 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 the Variance Request to decrease the minimum lot area from the required 8,200 sq. ft to 7,500 sq. ft and decrease the Minimum Lot Width from the required eighty (80) feet to fifty (50) feet to allow the construction of a new single-family home within the Single-Family Residential District (RS). 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