

Staff Report – Variance

Public Hearing Date: June 20, 2025

Case: VAR-2025-08

Current Zoning: Single Family Residential District (RS)

Council Ward: 2

Proposed Request: Variance Request to reduce the required side yard setback on the east side of the existing residence from 10 feet to 4 feet to allow for an extension of the home, which is located within the Single-Family Residential District (RS) in Ward 2

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

Staff Recommendation: Approval of variance with conditions

APPLICANT INFORMATION

Owner of Record:

Name: Technique Concrete Construction, LLC
3556 CALUMET RD
DECATUR, GA 30034

Applicant:

Billy Freeman, Jr
751 Bridge Avenue
Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050D H019

Acreage: 0.50 +/-

Address: 751 Bridge Avenue

FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	IC: Institutional Commercial District	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

SUMMARY & BACKGROUND

The subject property, located at 751 Bridge Avenue, is situated within Ward 2 and lies within the Single-Family Residential (RS) District on an approximately 0.50-acre lot. In accordance with Section 8-8-29. Single Family Residential District Standards, of the zoning code, properties in the RS District must comply with specific setbacks and development standards.

The applicant is requesting a variance to reduce the required side yard setback on the east side of the existing residence from 10 feet to 4 feet. This variance is necessary to allow for an extension of the home, which includes expanding the master bedroom, enlarging, and rebuilding the existing in-home office, and adding a third bedroom. Due to the shape of the parcel and its location on a corner lot, the applicant is unable to meet the required side yard setback while achieving the proposed improvements.

Approval of this variance will allow the homeowner to enhance the livability of the residence while maintaining consistency with the surrounding neighborhood character, despite the site constraints presented by the parcel's configuration.

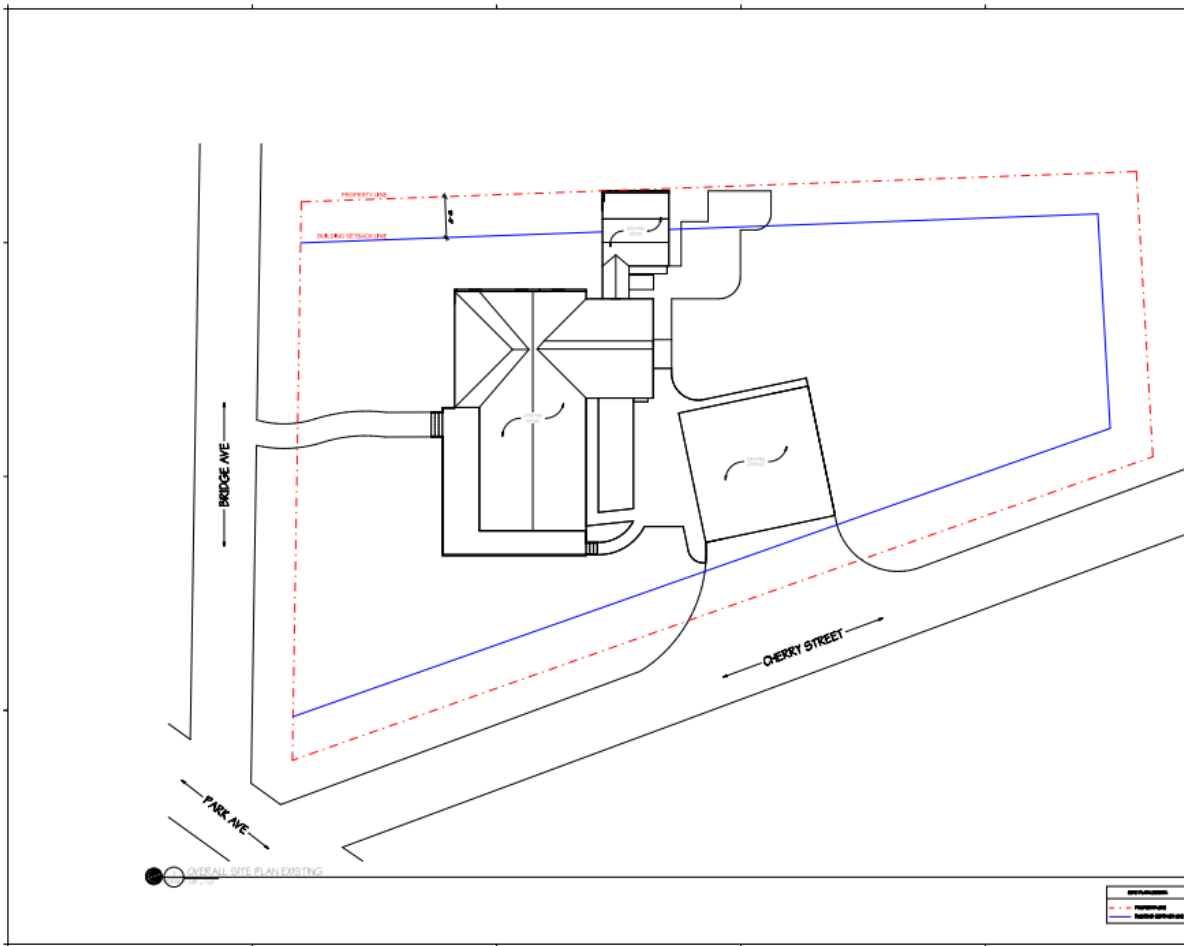
AERIAL MAP



ZONING MAP



SURVEY



SEA STUDIOS
ARCHITECTS

CONSULTANT: SEA STUDIOS
PROJECT: BILLY'S HOUSE - BEDROOM ADDITIONS
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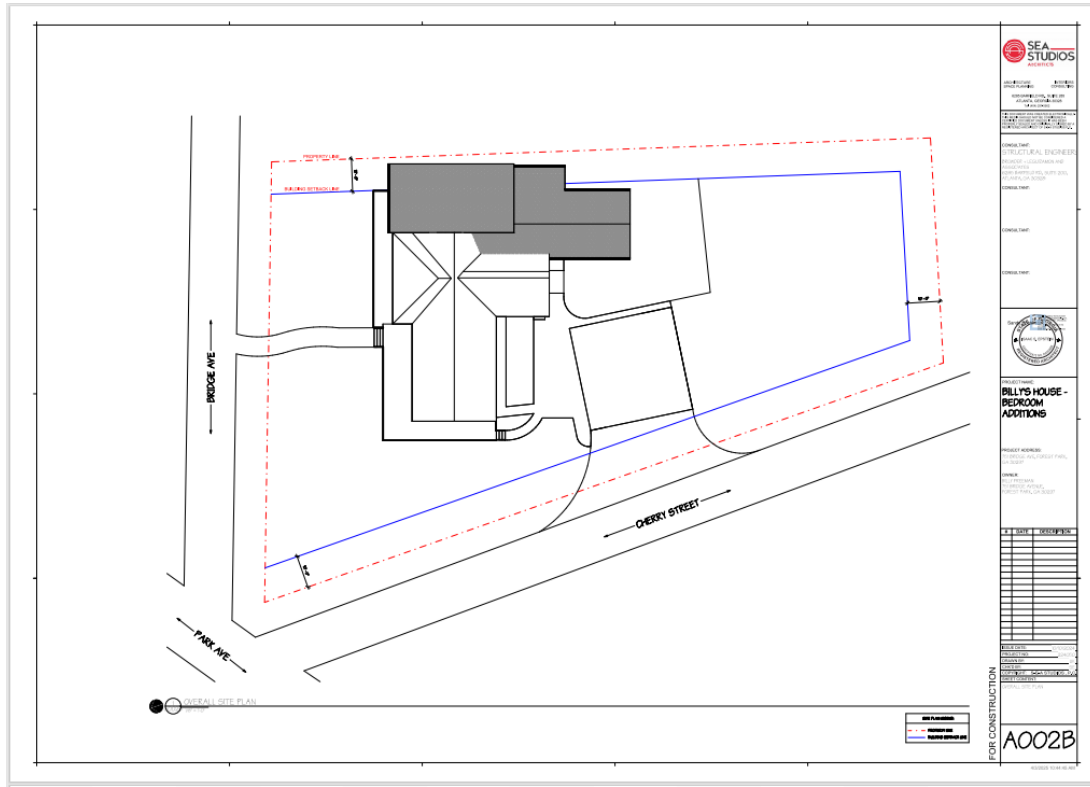
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SITE PLAN



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 with conditions** of the variance to reduce the required side yard setback on the east side of the existing residence from 10 feet to 4 feet to allow for the proposed extension of the home.

Conditions of approval include that the development shall substantially conform to the submitted site plan, and any future modifications impacting setback requirements will require

additional review and approval. The variance is supported due to the lot's corner configuration and resulting site constraints, which limit the applicant's ability to meet current zoning standards.

Attachments Included

- Justification Letter