



CITY OF FOREST PARK

Planning & Community Development Department
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 366-4720

Staff Report – Variance

Public Hearing Date: April 18, 2024

Case: VAR-2024-04

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to allow a road width of 40 feet within the newly constructed subdivision instead of the required 44 feet per Sec 8-7-51 Streets and roads within the Single-Family Residential District (RS).

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Divine Dream Homes ATL, LLC/4A REALTY GROUP, INC
 0 Scott Rd. and 733 Scott Rd.
 Forest Park, GA 30297

Applicant:

Divine Dream Homes ATL, LLC/4A REALTY GROUP, INC
 0 Scott Rd. and 733 Scott Rd.
 Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13015C A009, 13015C A003 and 13015C A002

Acreage: 1.9 +/-

Address: 0 Scott Rd. and 733 Scott Rd., Forest Park, GA 30297

FLU: Industrial

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

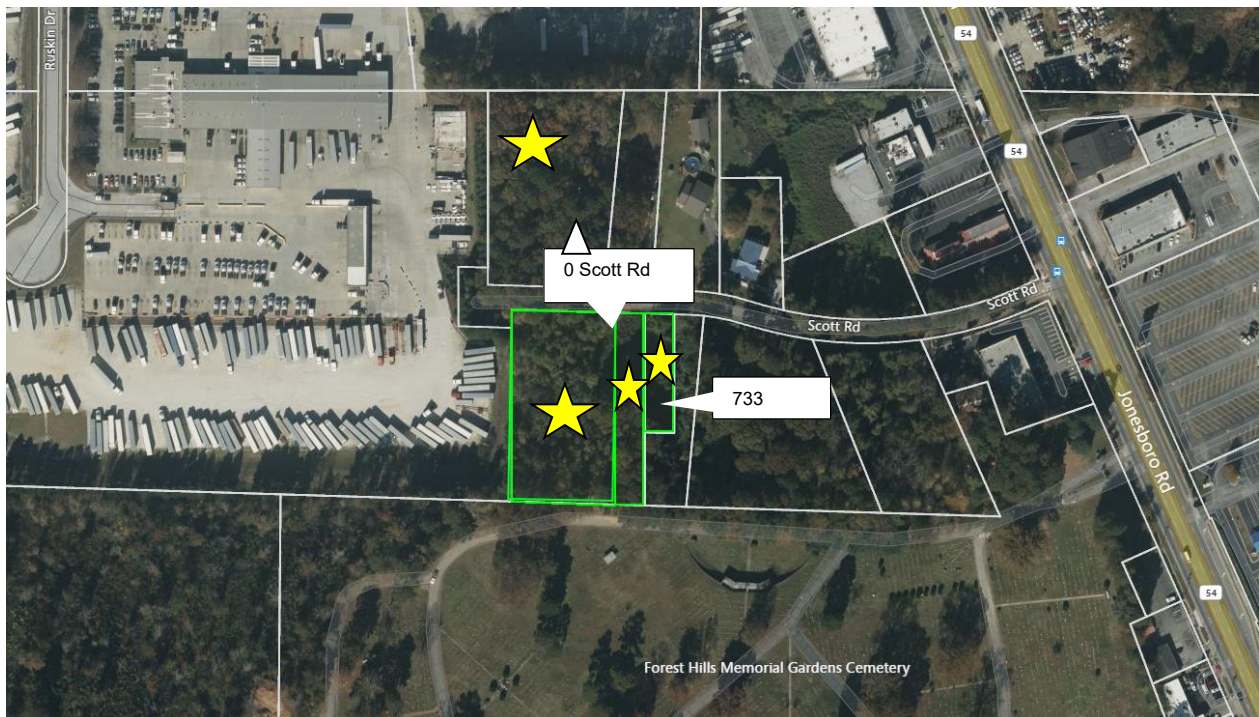
Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single Family Residential District	East	RS: Single Family Residential District
South	RS: Single Family Residential District	West	LI: Light Industrial District

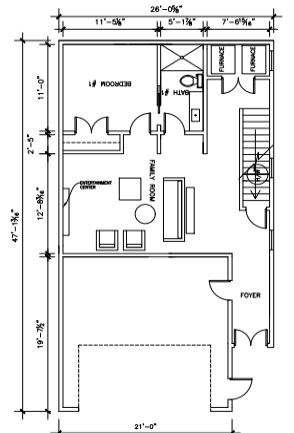
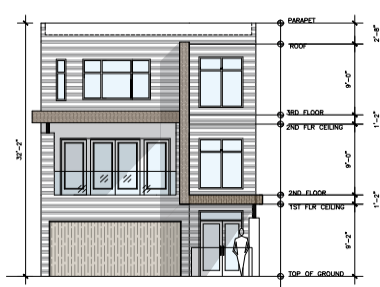
SUMMARY & BACKGROUND

The subject property is three (3) parcels located on three (3) vacant undeveloped lots, located at 0 Scott Rd. on approximately 1.29 +/- acres, Scott Rd. on approximately 0.37 +/- acres, and 733 Scott Rd. on approximately 0.23 +/- acres. These parcels are currently being combined. The combined acreage of the three lots is approximately 1.9 +/- acres. The applicant, Divine Dream Homes Atl, LLC/4A Realty Group, INC, is requesting a variance to allow a road width of forty (40) feet within the newly constructed subdivision instead of the required forty-four (44) feet per Sec 8-7-51 Streets and roads within the Single-Family Residential District (RS). Per Sec 8-7-51 Streets and roads (3) No residential minor street shall be constructed with a pavement width of less than twenty-two (22) feet, or twenty-six (26) feet measured from back of curb to back of curb. Based on the combined twenty-two (22) foot minor street road width measurements, the total required minimum road width is forty-four (44) ft.

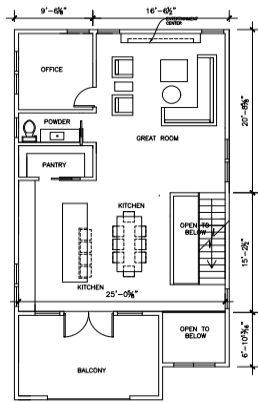
This variance will allow the applicant to construct eighteen (18) new homes within the Single-Family Residential District, target home ownership and provide added value to the existing community.

AERIAL MAP

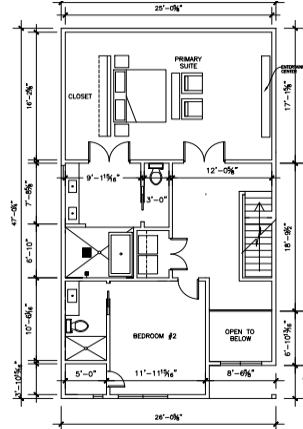




GROUND FLOOR



MAIN LEVEL



TOP FLOOR

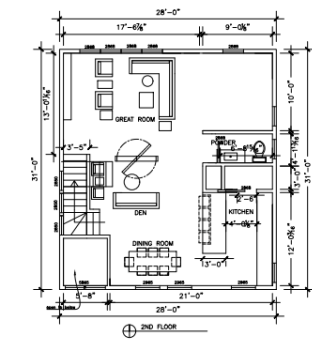
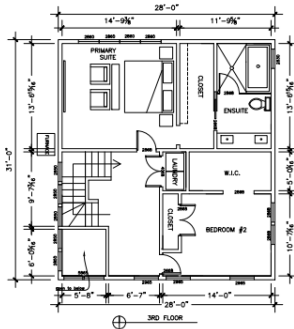
DEVINEDREAM HOMES ATLL LLC
 0 SCOTT RC FOREST PARK GA
 30297
 CANTILEVER ARCHITECTURAL
 100 HARTSFIELD CTR PKWY
 #500 ATLANTA, GA 30354

A0

PROPOSED
 SCALE: 1/4" = 1'



FRONT ELEVATION



DEVINEDREAM HOMES ATLL LLC
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PROPOSED
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PROPOSED DEVELOPMENT



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 variance to allow a road width of 40 feet instead of the required 44 feet per Sec 8-7-51 Streets and roads within the Single-Family Residential District (RS) to build 18 new construction single family homes. 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

