

## Staff Report-Variance

Public Hearing Date: February 16, 2023

Case: VAR-2023-03

Proposed Request: A Variance from the 80 feet minimum lot width to 65 feet.

Staff Report Compiled By: Chountelle Hudson

Staff Recommendation: Approval of Variance

### APPLICANT INFORMATION

**Owner of Record:**

Winston Lewis  
4593 Ernest Drive  
Forest Park, GA 30297

**Applicant:**

Winston Lewis  
4593 Ernest Drive  
Forest Park, GA 30297

### PROPERTY INFORMATION

**Parcel Number:** 13048A C029

**Address:** 4593 Ernest Drive

**Current Zoning:** RS – Residential Single Family

**Acreage:** 0.2300

**FLU:** RS – Residential Single Family

### ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

<u>Directions</u>	<u>Zoning &amp; Use</u>	<u>Directions</u>	<u>Zoning &amp; Use</u>
<u>North</u>	RS – Residential Single Family	<u>East</u>	RS – Residential Single Family
<u>South</u>	RS - Residential Single Family	<u>West</u>	RS – Residential Single Family

### SUMMARY & BACKGROUND

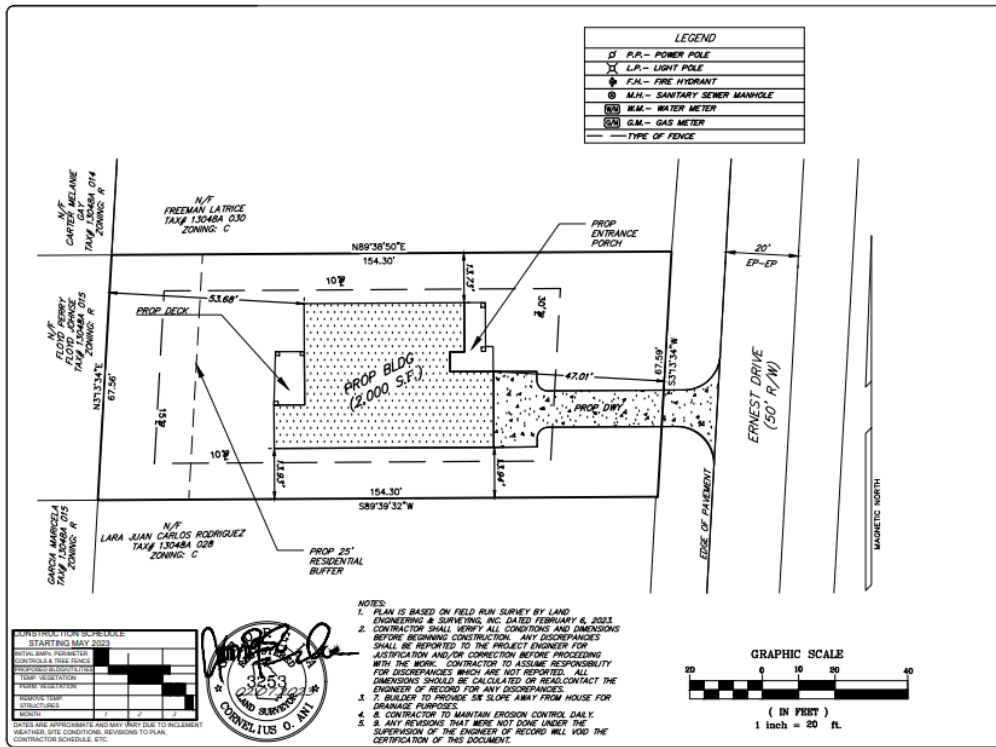
The street frontage for the parcel is Ernest Road; surrounding parcels are all designated RS Residential Single Family with future land uses of Single Family. Adjacent to this district, however, lies the GC General Commercial District with a great deal of retail, restaurant, professional office, and other general services.

The applicant Winston Lewis is requesting a variance to reduce the minimum RS district lot width requirement of 80 feet to 65 feet.

In this district where single-family homes are permitted, the applicant is proposing to build a two (2) story, 2,000 square feet single family home with a height of 31'-8" on a vacant lot. The maximum structure height district standard and requirement is 35 feet. The average

single-family home in this district is one (1) story, with a lot width of 65 feet. Per section 8-8-29, the minimum lot width is 80 feet with a minimum lot area of 8,200 square feet and a maximum lot coverage of 30%. The applicant has a lot width of 65 feet, a lot size of 10,029 square feet, and will have a lot coverage of 16%. Considering the applicant is requesting a variance for a reduction of lot width, the north side setback of the property from the house to the property line will be 13.37 feet, with the south side setback being 13.94 feet. The minimum side setback requirement for this district is 10 feet.

**SITE PLAN**



**LAND ENGINEERING & SURVEYING, INC.**

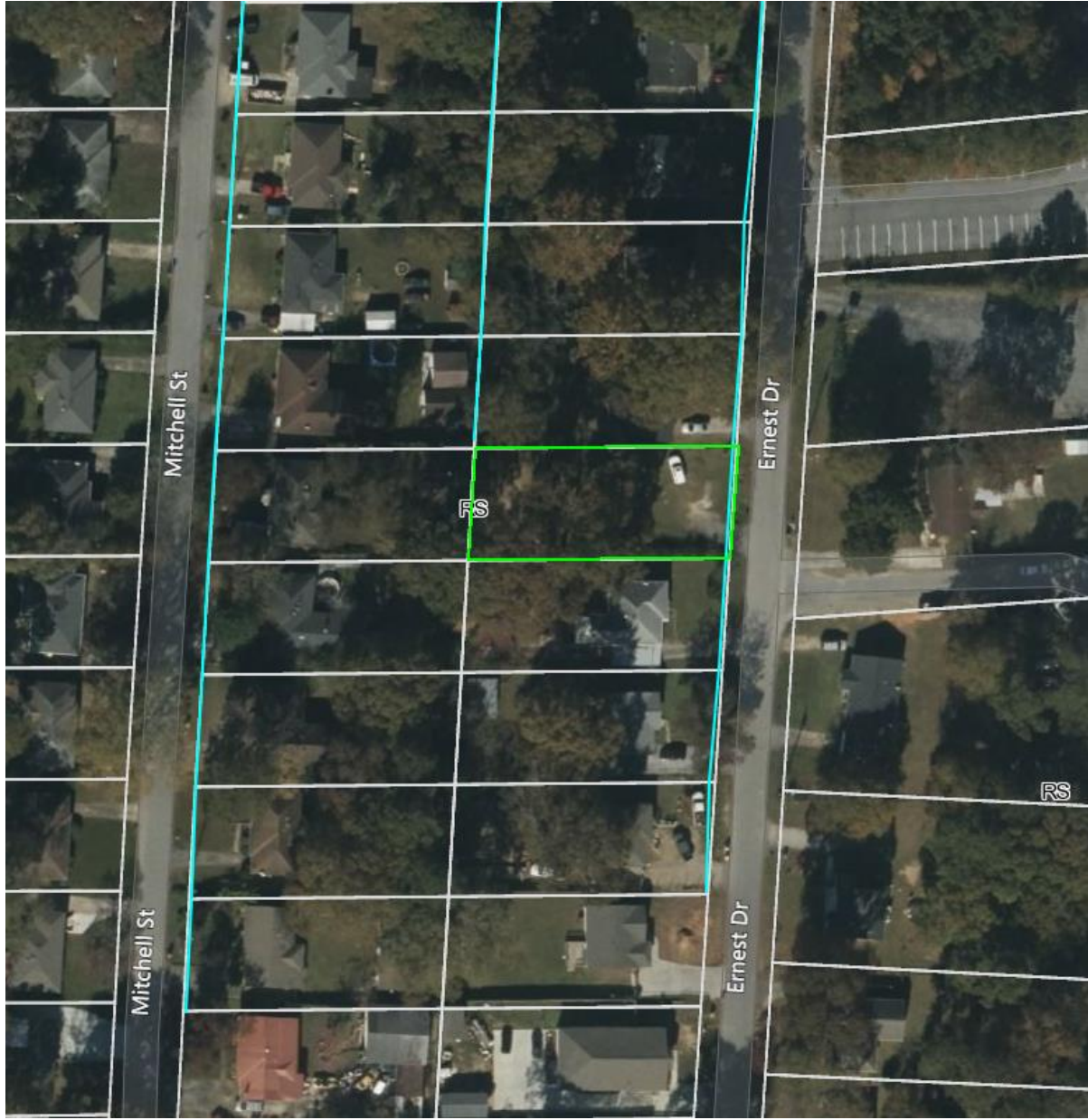
3040 Meyers Drive  
Lawrenceville, GA 30045  
Tel: 404.396.0192  
land\_engineering@yahoo.com

REGISTERED PROFESSIONAL ENGINEER  
4593 ERNEST DRIVE, FOREST PARK, GA 30097  
LOCATED IN LL 46, 13TH DISTRICT, CLAYTON COUNTY, GA

PROJECT NO.	071620207
DATE	2023100
SCALE	1"=20'
RELEASED/ISSUE FOR CONSTRUCTION	0007023

SHEET NUMBER  
**20F2**

AERIAL MAP



ZONING MAP





SITE PHOTO – FEBRUARY 2023







## CONDITIONS FOR VARIANCES

The planning commission may grant a variance from the department standards of this ordinance where permitted under this ordinance, 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
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; 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.

## STAFF RECOMMENDATION

Staff recommends APPROVAL of a Variance from the 80 feet minimum lot width requirement per Section 8-8-29 to 65 feet based on surrounding parcels with lot widths of 65 feet or less:

1. The parcels adjacent to the proposed project as well as the surrounding parcels are all 65 feet and under in lot width.
2. The newly built structure will add value to the overall community and not be injurious to the public health, safety, morals, and general welfare towards the adjacent properties.
3. Applicant will have to apply and appear before Urban Design Review Board for consideration of proposed exterior house design elements.

### **Attachments included:**

Application  
Justification Letter  
Building Elevations and Floor Plan  
Clayton County Tax Assessor Property Description  
Property Deed  
Site Plan

### **References:**

Property Owner - Winston Lewis  
Clayton County Tax Assessor  
City of Forest Park Zoning Map  
Google Earth Map