



# 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: August 18, 2022

**Case:** PC-2022-05

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

**Proposed Request:** Variance to reduce minimum lot area, minimum lot width, and rear yard setbacks.

**Staff Report Compiled By:** Caity Chandler

**Staff Recommendation:** Denial of Variance

### APPLICANT INFORMATION

**Owner of Record:**

Name: Divine Dream Homes ATL LLC  
Address: 2486 Moreland Avenue  
City/State: Atlanta, Georgia 30315

**Applicant:**

Name: Divine Dream Homes ATL LLC  
Address: 2486 Moreland Avenue  
City/State: Atlanta, Georgia 30315

### PROPERTY INFORMATION

**Parcel Number:** 13015C A006

**Address:** 0 Scott Road

**Acreage:** 1.6

**FLU:** Industrial

### FINDINGS OF FACT

The applicant is requesting several variances to reduce the minimum lot area, minimum lot width, and rear yard setbacks as part of a 16-lot subdivision project. The 1.6-acre parcel is vacant and wooded and located in a residential zoned district.

**AERIAL MAP**



**ZONING MAP**



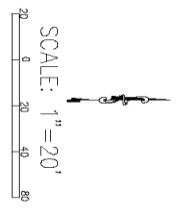
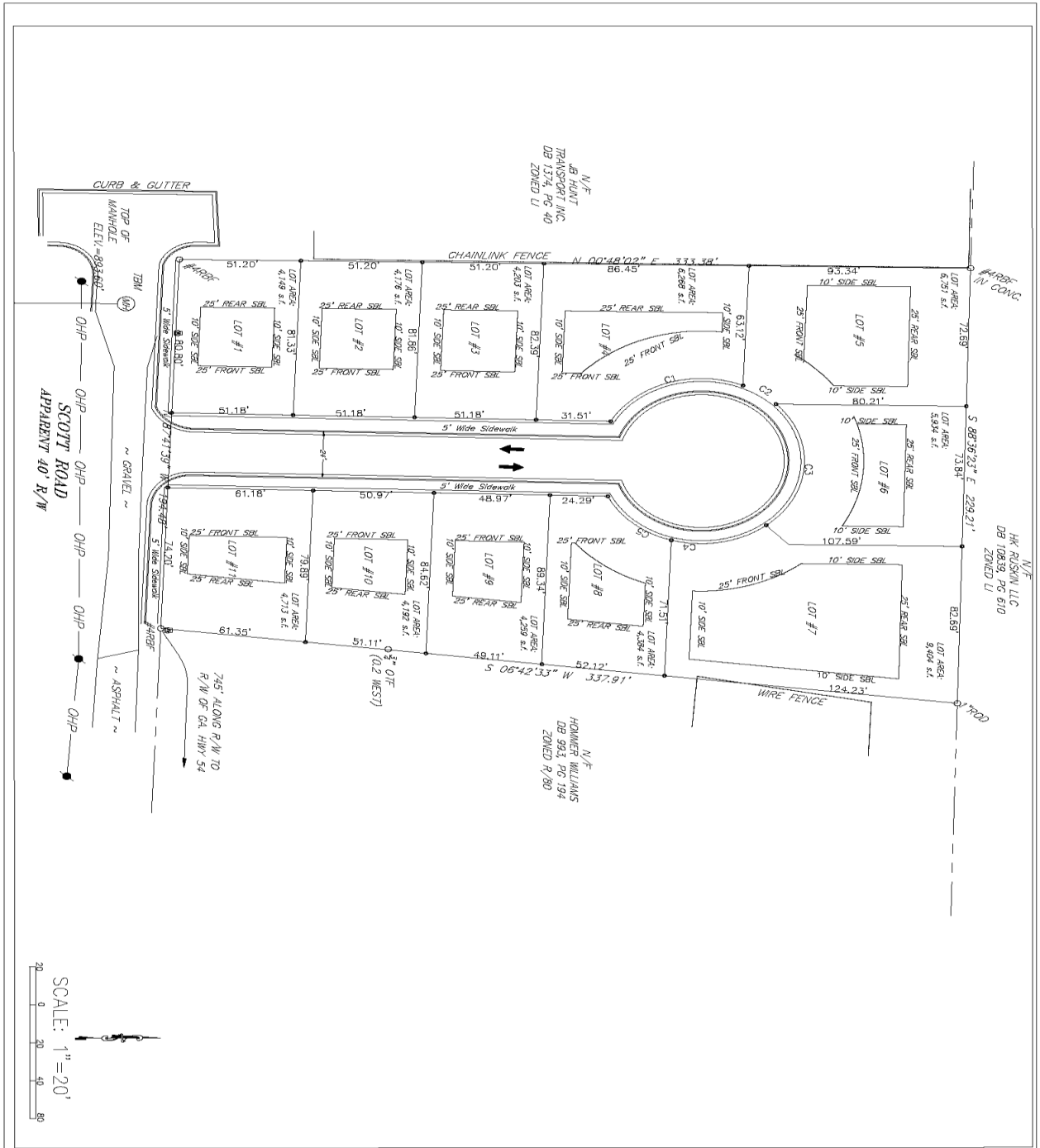
**Property Single-Family Residential**  
**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

Direction	Zoning & Use	Direction	Zoning & Use
North	LI – Light Industrial Warehouse/Industrial Park	East	RS – Single-Family Residential Private Residence
South	RS – Single-Family Residential Vacant Lot	West	LI – Light Industrial Warehouse/Industrial Park

**SITE PHOTOS – 7/14/2022**



# SITE PLAN



<b>1</b>	<p><b>SHEET TITLE:</b> REVISED CONCEPT PLAN FOR VARIANCE APPLICATION</p> <p><b>PROJECT:</b> 0 SCOTT RD SUBDIVISION 0 SCOTT RD TRACT #1, FOREST PARK, GA 30287</p> <p><small>LAND LOT 16, 18TH DISTRICT, CLAYTON COUNTY</small></p>	<p><b>OWNER &amp; DEVELOPER:</b> DEVINE DREAM HOMES, LLC 2386 MORELAND AVE, ATLANTA GA 30315</p> <p><b>ENGINEER:</b> DR. MAURICE UKADIKE, P.E., dba GEODERM ENGINEERS 206 HIDDEN CREEK LANE, PEACHTREE CITY, GA 30289</p>	<p><b>DATE:</b> 07/31/2022</p> <p><b>DESIGNED BY:</b> [Signature]</p> <p><b>CHECKED BY:</b> [Signature]</p> <p><b>DATE:</b> 08/01/2022</p>	
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## VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this ordinance were 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 a 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.

### Applicant Response

The requested dimensions will permit us to develop our property in a cost-effective manner. Without the requested changes, it will be impossible to build the proposed subdivision.

Requested variance will not affect the lot coverage of the property. Additionally, the environmental conditions will be enhanced by proposed landscaping that accompanies the residential development,

It is made necessary for field conditions and does not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as originally imposed.

## STAFF RECOMMENDATION

Based on the information that staff had at the time of this report, staff recommends **DENIAL** of variances to reduce minimum lot area, minimum lot width, and rear yard setbacks for a proposed 11-lot subdivision. Staff recommendations were based on the following:

1. The proposed preliminary plat does not meet the requirements of Sec. 8-7-12 for a preliminary plat. None of the proposed lots meet the minimum requirements for a single-family residential lot.
2. The lot areas shown on the proposed preliminary plat is less than the required 8,200 sq. ft except for lot # 7 which is shown on the proposed preliminary plat as 9,404 sq.ft.
3. The lots shown on the proposed preliminary plat does not meet the minimum lot width of 80 ft.
4. The proposed building footprints are unclear, and it is difficult to determine if the lots meet the front, rear yard setback, or the minimum required lot coverage.
5. The strict application of the terms of this ordinance should not result in a practical difficulty in the use of the property, because the applicant can reduce the number of lots to conform with the intent of the ordinances.
6. The request for variances is self-imposed and too significant to be approved.

### Attachments Included

- Site Plan
- Application