



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: June 15, 2023

Case: VAR-2023-08

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to Increase Accessory Structure Total Square Footage.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Juan Antonio Lopez
 732 Kennesaw Dr.
 Forest Park, GA 30297

Applicant:

Juan Antonio Lopez
 732 Kennesaw Dr.
 Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13018A E015

Acreage: 0.25+/-

Address: 732 Kennesaw Dr, Forest Park, GA 30297

FLU: S.F. Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

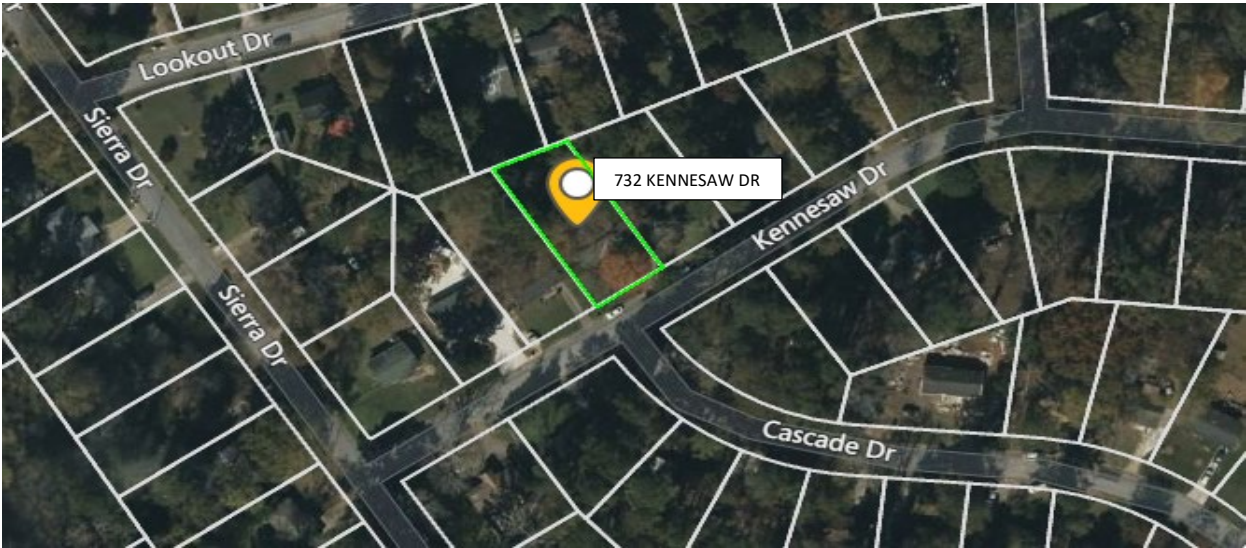
Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single Family Residential District	East	RS: Single Family Residential District
South	RS: Single Family Residential District	West	RS: Single Family Residential District

SUMMARY & BACKGROUND

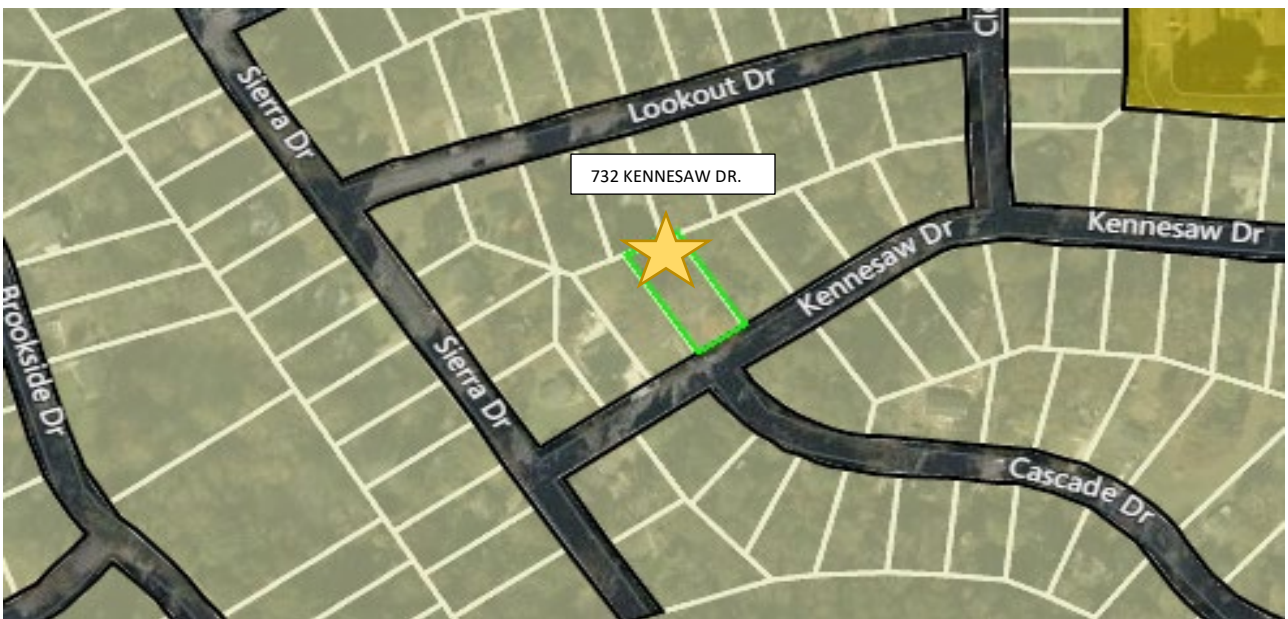
The subject property is a residential home located on approximately 0.25 +/- acres. The home was built in 1962 with a total building area square footage of 1,487. The applicant is requesting a variance for the constructed accessory structure to allow the overage of the maximum square footage to be increased by 24.5 square feet. The applicant has constructed the accessory structure without knowledge of the square footage maximum requirements. Per Sec. 8-8-75 -

Accessory use/structures standard (5)(b) The combined size of accessory structures on any one (1) lot may not exceed an amount equal to fifty (50) percent of the finished floor area of the primary structure on that lot. Currently, the total square foot of the accessory structure is measuring 768 square feet. per the City of Forest Park Ordinance, the applicant accessory structure cannot exceed 743.5 Square feet. This variance will allow the applicant to keep his constructed accessory structure.

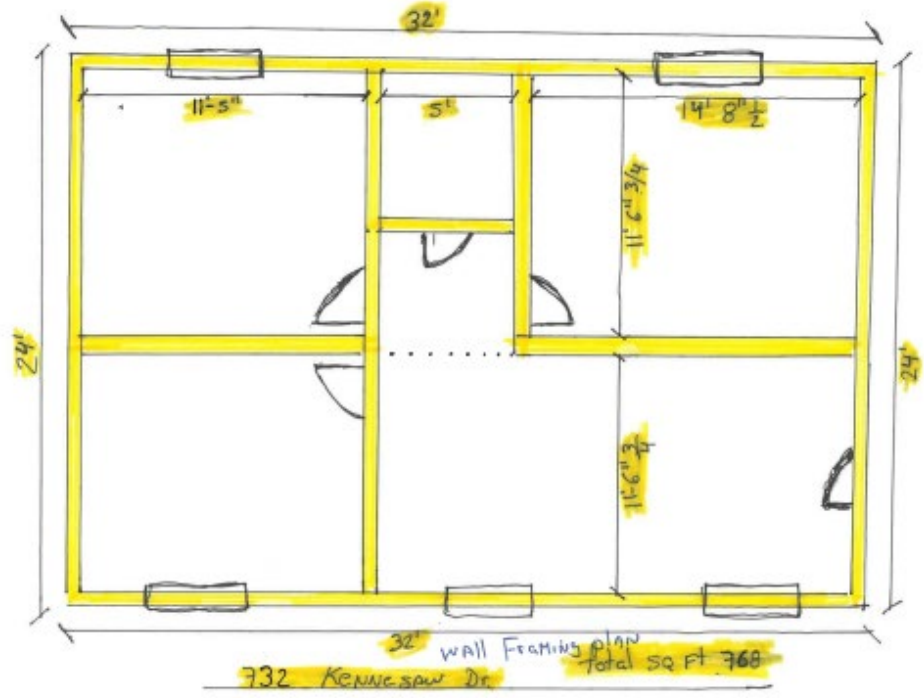
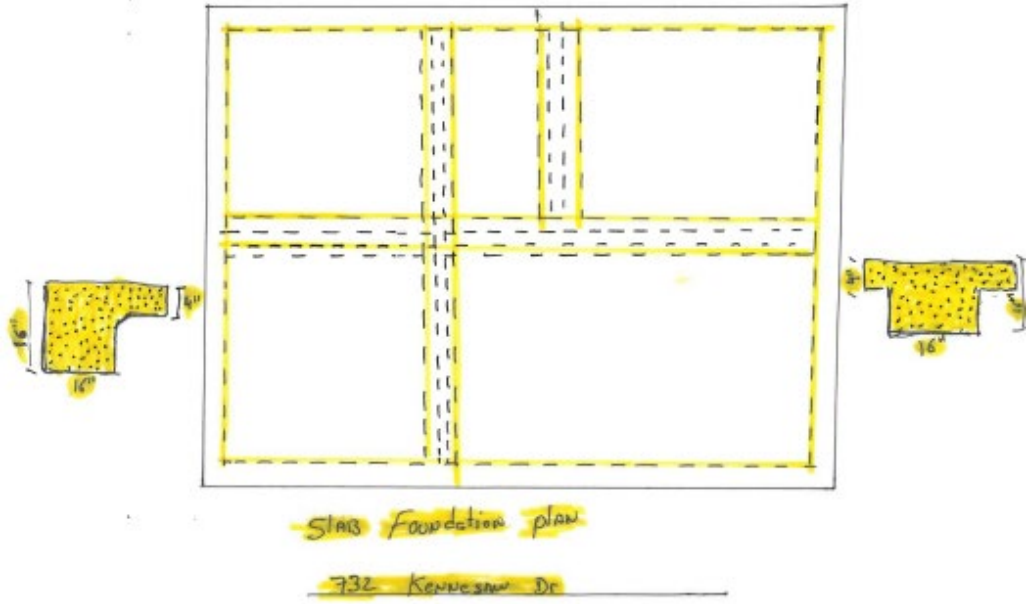
AERIAL MAP



ZONING MAP



SITE PLAN



SITE PHOTOS



VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter where permitted 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 Request to Increase Accessory Structure Total Square Footage. This approval allows the previously constructed accessory structure to remain on said property. 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.