

Staff Report – Variance

Public Hearing Date: July 17, 2025

Case: VAR-2025-11

Current Zoning: General Commercial District (GC)

Council Ward: 2

Proposed Request: Variance Request to reduce the required front yard setback from twenty-five feet (25') to eleven feet and eleven inches (11'11") for the purpose of constructing an accessory structure. The subject property is located within the General Commercial (GC) District, in Ward 2

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

Staff Recommendation: Approval of variance

APPLICANT INFORMATION

Owner of Record:

Name: City of Forest Park Georgia
745 Forest Parkway
Forest Park, GA 30034

Applicant:

City of Forest Park Public Works Dept.
655 Bridge Avenue
Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050C F011

Acreage: 0.60 +/-

Address: 655 Bridge Avenue

FLU: Commercial

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

SUMMARY & BACKGROUND

The subject property, located at 655 Bridge Avenue, is situated within Ward 2 and lies within the General Commercial (GC) District on an approximately 0.60 +/-acre lot. In accordance with Section 8-8-41. General Commercial District (GC) Standards, of the zoning code, properties in the GC District must comply with specific setbacks and development standards.

The applicant is requesting a variance to reduce the required front yard setback from twenty-five feet (25') to eleven feet and eleven inches (11'11"). This variance is necessary to allow for the construction of a new concrete slab for the future metal maintenance building. Due to the shape of the parcel and its location on a corner lot, the applicant is unable to meet the required front yard setback to complete the proposed addition.

Approval of this variance will allow the City of Forest Park Public Works Department to move forward with the construction of the proposed maintenance building, which is essential to support ongoing municipal operations and service delivery. The requested reduction in setbacks is minimal and does not adversely impact neighboring properties or the character of the surrounding area. Additionally, the proposed development will enhance the functionality of the site while maintaining compliance with the overall intent of the General Commercial District standards.

AERIAL MAP



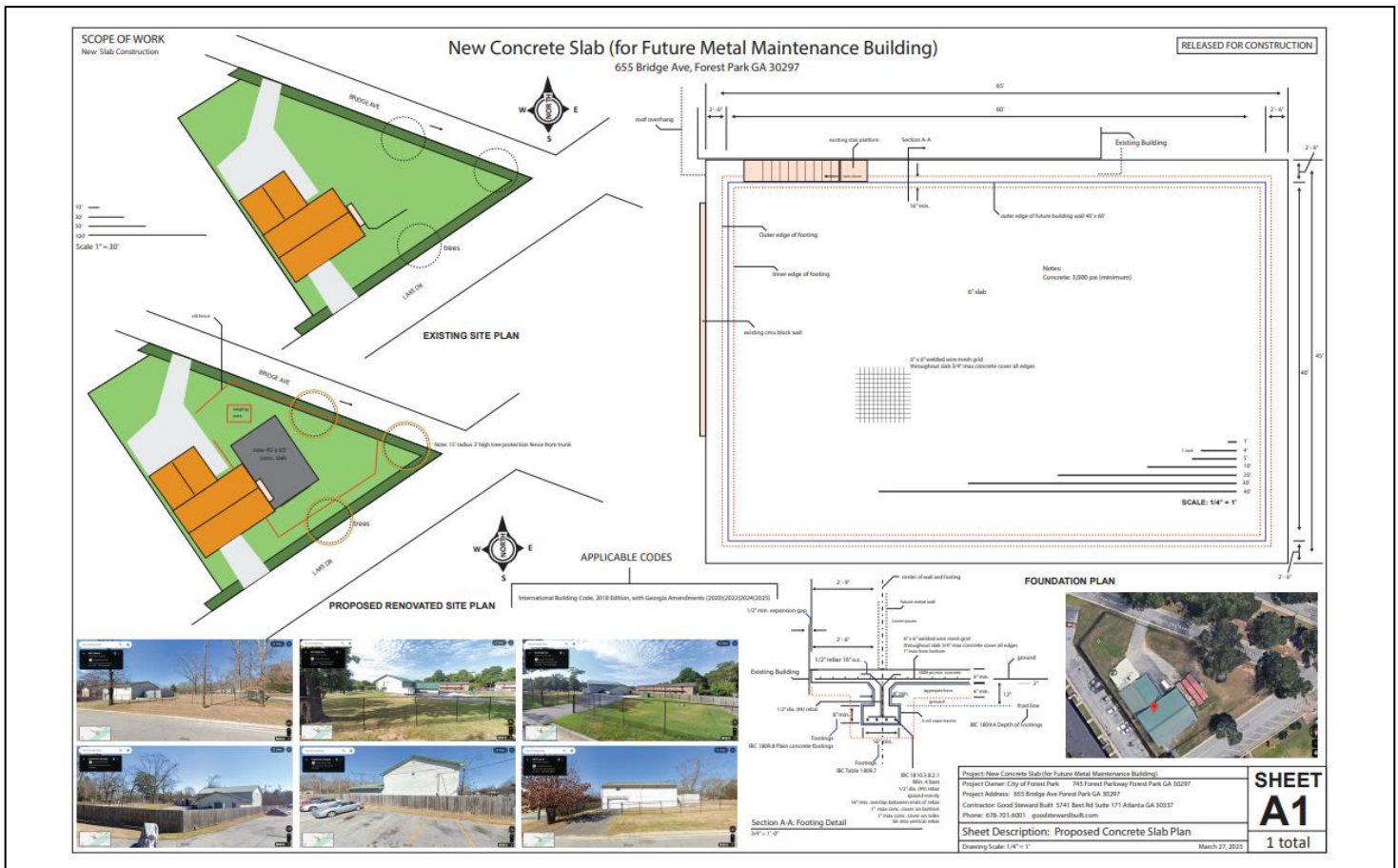
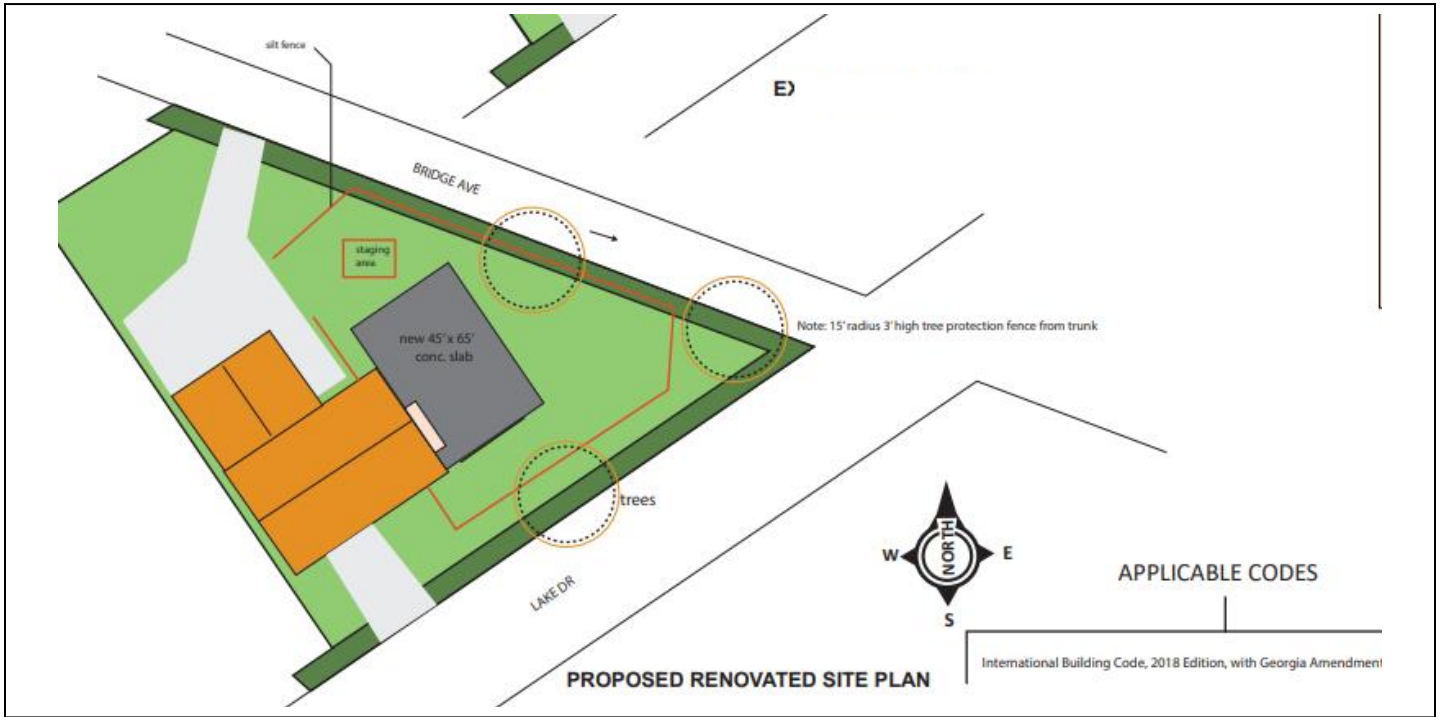
ZONING MAP



SURVEY



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** of the variance to reduce the required front yard setback from twenty-five feet (25') to eleven feet and eleven inches (11'11") for the purpose of constructing an accessory structure. The subject property is located within the General Commercial (GC) District, in Ward 2.

Attachments Included

- Justification Letter