



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: November 16, 2023

Case: VAR-2023-14

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to decrease the minimum lot area from 8,200 sq ft to 6,000 sq ft, decrease the minimum lot width from 80 ft to 50 ft, decrease the rear yard setback from 30 ft to 20 ft, decrease the front yard setback from 25 ft to 15 feet and decrease the side yard setback from 10 ft to 7.5 ft to build 9 new construction single family homes.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Variance with Conditions

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: Divine Dream Homes ATL, LLC	Divine Dream Homes ATL, LLC
0 Scott Rd.	0 Scott Rd.
Forest Park, GA 30297	Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13015C A006,	Acreage: 1.6 +/-
Address: 0 Scott Rd., Forest Park, GA 30297	FLU: Industrial

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

SUMMARY & BACKGROUND

The subject property is one (1) parcel located on one (1) vacant undeveloped lot, located at 0 Scott Rd. on approximately 1.6 +/- acres. The applicant, Divine Dream Homes Atl, LLC, is requesting a variance to decrease the minimum lot area from 8,200 sq ft to 6,000 sq ft, decrease the minim lot width from 80 ft to 50 ft, decrease the rear yard setback from 30 ft to 20 ft, decrease the front yard setback from 25 ft to 15 feet, as well as decrease the side yard setback from 10 ft to 7.5 ft. The purpose of this variance is to build 9 new construction single family homes. Per section 8-8-29 Single Family Residential district (RS) Standards, the city should promote an average density of five (5) dwelling units per acre. The required minimum lot area is 8,200 sq ft, the required minim lot width is 80 ft, the minimum front yard setback is 25 feet, the required rear side yard setback is 10 ft, and the required rear yard setback is 30 feet.

The proposed development will feature modern farmhouse styled homes with three (3) and four (4) bedrooms, 2.5 bathrooms, with two car garages and include a square footage of 1750 to 2100 square feet per home. Each dwelling unit will have hardwood floors, a kitchen that features a butler's pantry as well as a mixture of indoor and outdoor living space with a private patio. This variance will allow the applicant to construct nine (9) new homes within the Single-Family Residential District, target home ownership and provide added value to the existing community.

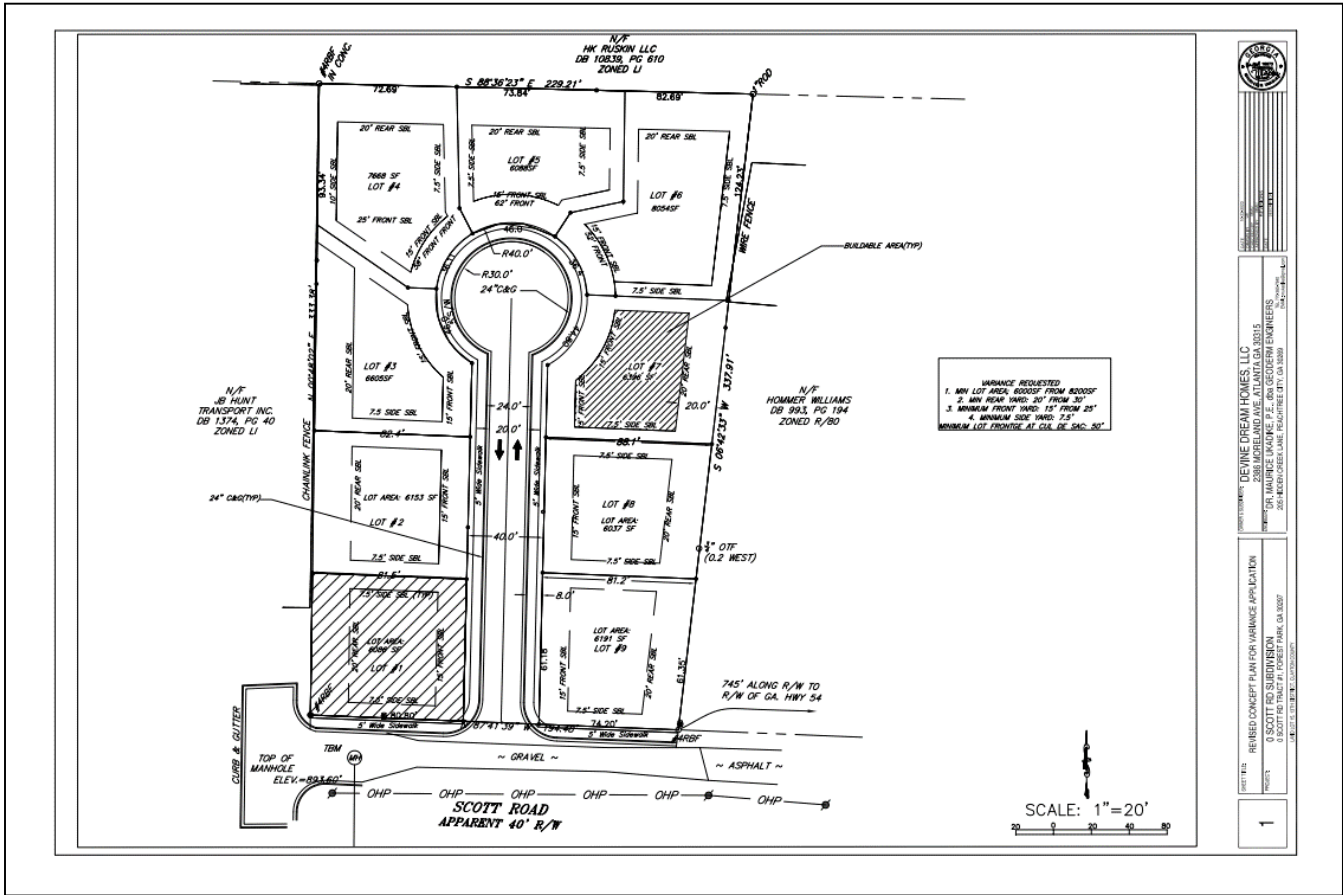
AERIAL MAP



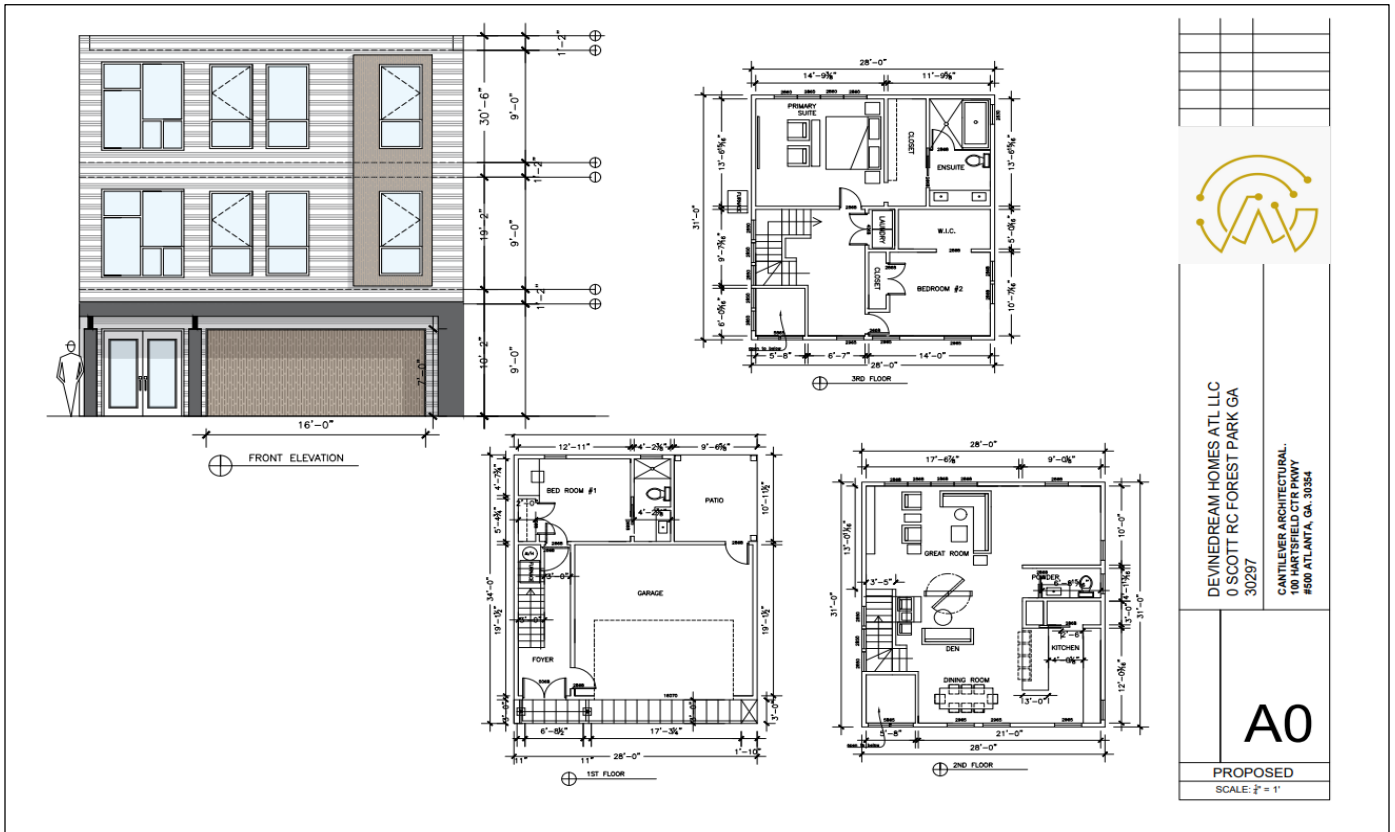
ZONING MAP



SITE PLAN

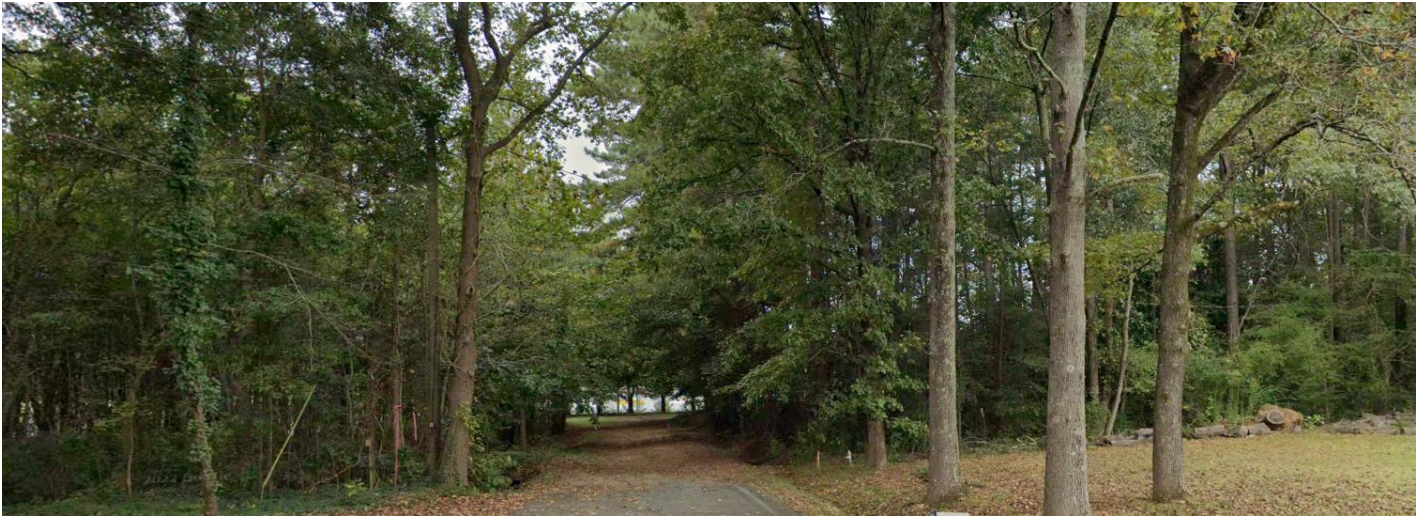








SITE PHOTOS



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 variance **WITH CONDITIONS**. Per section 8-8-29 Single Family Residential district (RS) Standards, the city should promote an average density of five (5) dwelling units per acre. Based on the district intent and total acreage of proposed development, staff is requesting the applicant to decrease the number of homes by one (1), to allow a total of eight (8) new construction homes to be development, instead of the nine (9) that was initially requested. With this requested change, it should allow an increase of the requested minimum lot area, minimum lot width and setback changes. 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