

Staff Report – Variance

Public Hearing Date: April 17, 2025

Case: VAR-2025-05

Current Zoning: Single Family Residential District (RS)

Council Ward: 4

Proposed Request: Variance Request to decrease the lot width from the required eighty (80) feet to sixty (60) feet to construct a new single-family home, within the single-family residential district (RS).

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

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Verdin Properties LLC

675 Seminole Ave NE STE 301

Atlanta, GA 30307

Applicant:

J&B Builders (Jesus Gonzalez)

556 Kay Street

Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13078D A009

Acreage: 0.203 +/-

Address: 556 Kay Street.

FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

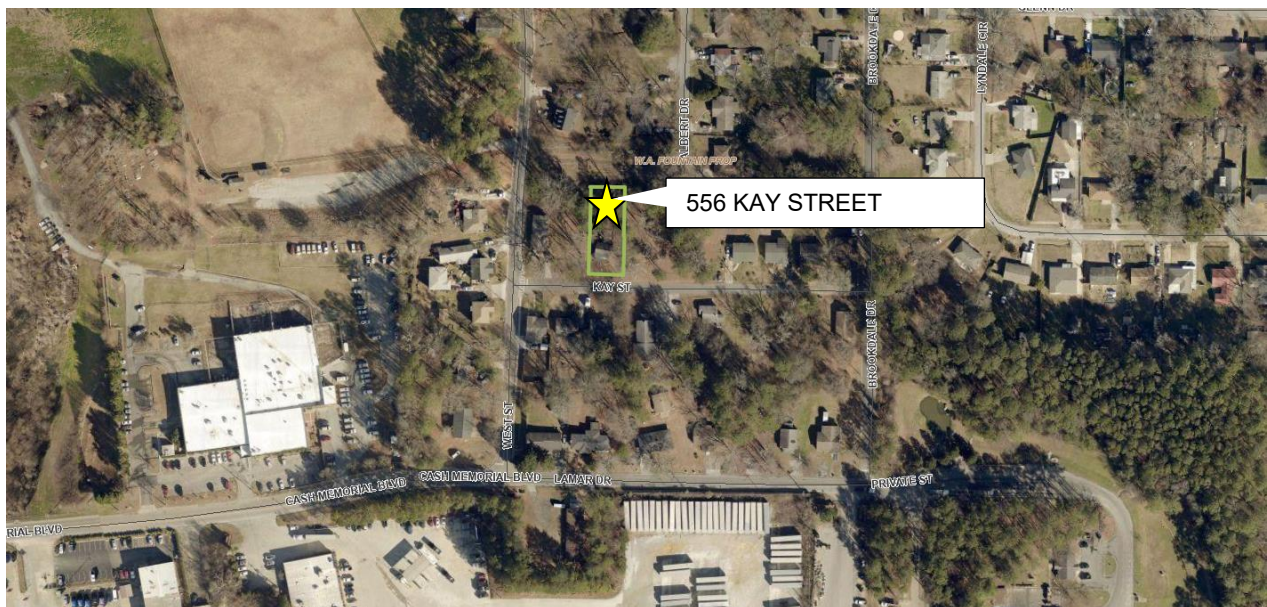
Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

SUMMARY & BACKGROUND

The subject property at 556 Kay Street is located within the Single-Family Residential (RS) District on a 0.203 +/- acre lot. Per sec. 8-8-29 **Single family residential district (RS) standards** the minimum required lot width for properties in the RS District is eighty (80) feet. However, the subject lot is only sixty (60) feet wide, which does not meet this requirement. As the lot's dimensions are fixed, the applicant is unable to expand or alter the boundaries, creating a hardship. The eighty (80) foot minimum lot width requirement limits the applicant's ability to develop the property for its intended purpose, preventing the construction of a single-family home without a variance. The applicant contends that granting the variance is essential for the reasonable use and development of the property, helping to preserve its value and utility while respecting the surrounding neighborhood and the overall intent of the zoning code. Additionally, the applicant assures that the requested variance will not result in adverse effects, such as increased traffic, safety issues, or negative impacts on neighboring properties.

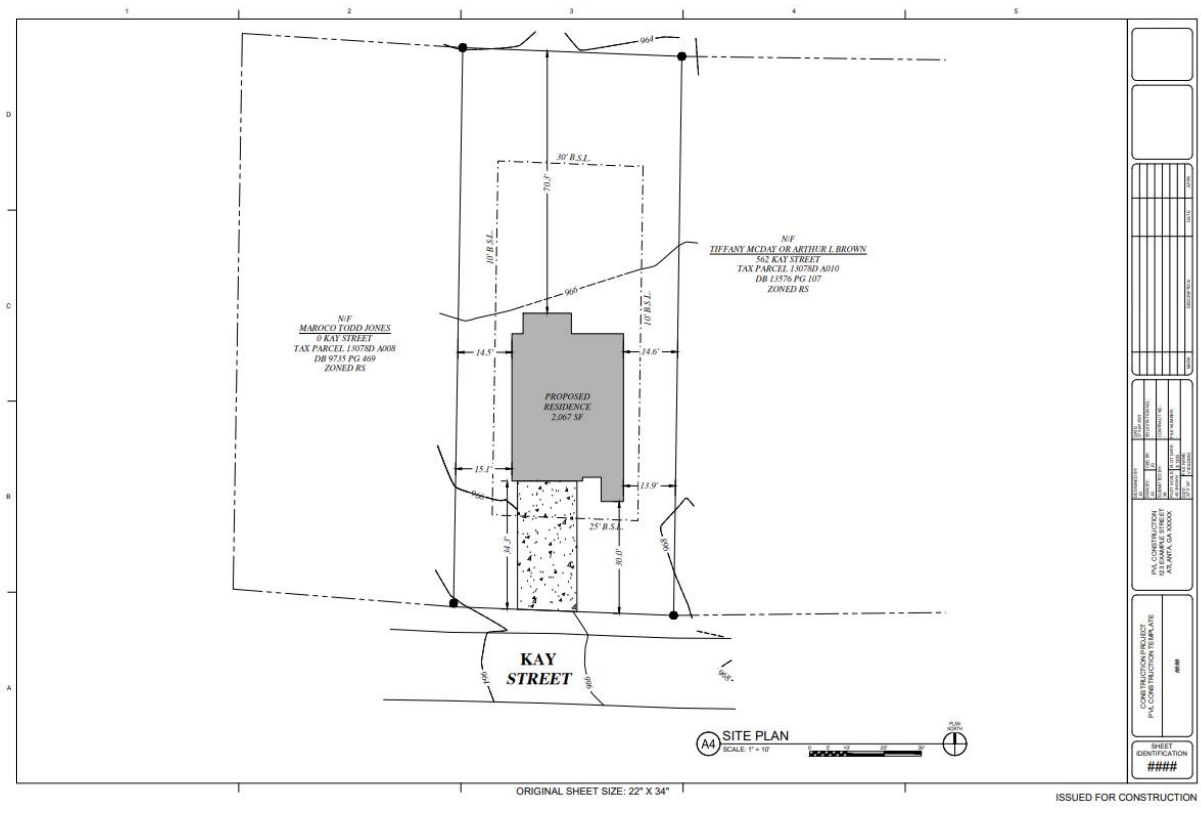
Approval of this variance will allow the applicant to move forward with the property's development. While the proposed development is more modern than the surrounding properties, it will enhance the area's value and character while remaining consistent with the intent of the zoning ordinance. This approval will enable the applicant to use the property as intended, increasing its value and contributing positively to the community, without causing undue hardship or negative impacts. Ultimately, granting the variance will support responsible and thoughtful development, benefiting both the applicant and the neighborhood.

AERIAL MAP



ZONING MAP

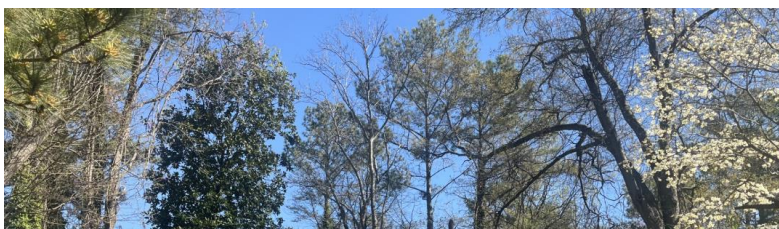




PROPOSED STRUCTURE



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 decrease the lot width from the required eighty (80) feet to sixty (60) feet to construct a new single-family home, within the single-family residential district (RS). 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