

standards, properties in the RS District must comply with specific development standards, including a minimum side yard setback of ten (10) feet.

The applicant is seeking a variance to reduce the required side yard setback from ten (10) feet to five (5) feet in order to accommodate a building addition to the primary residence. Based on the submitted letter of intent, the applicant contends that the requested reduction is necessary to support a modest expansion that would improve the livability and functionality of the home for their family. They further assert that the proposed placement supports compliance with fire safety standards, allows for adequate emergency access and utility placement, and aligns with broader community goals related to neighborhood sustainability and housing accessibility.

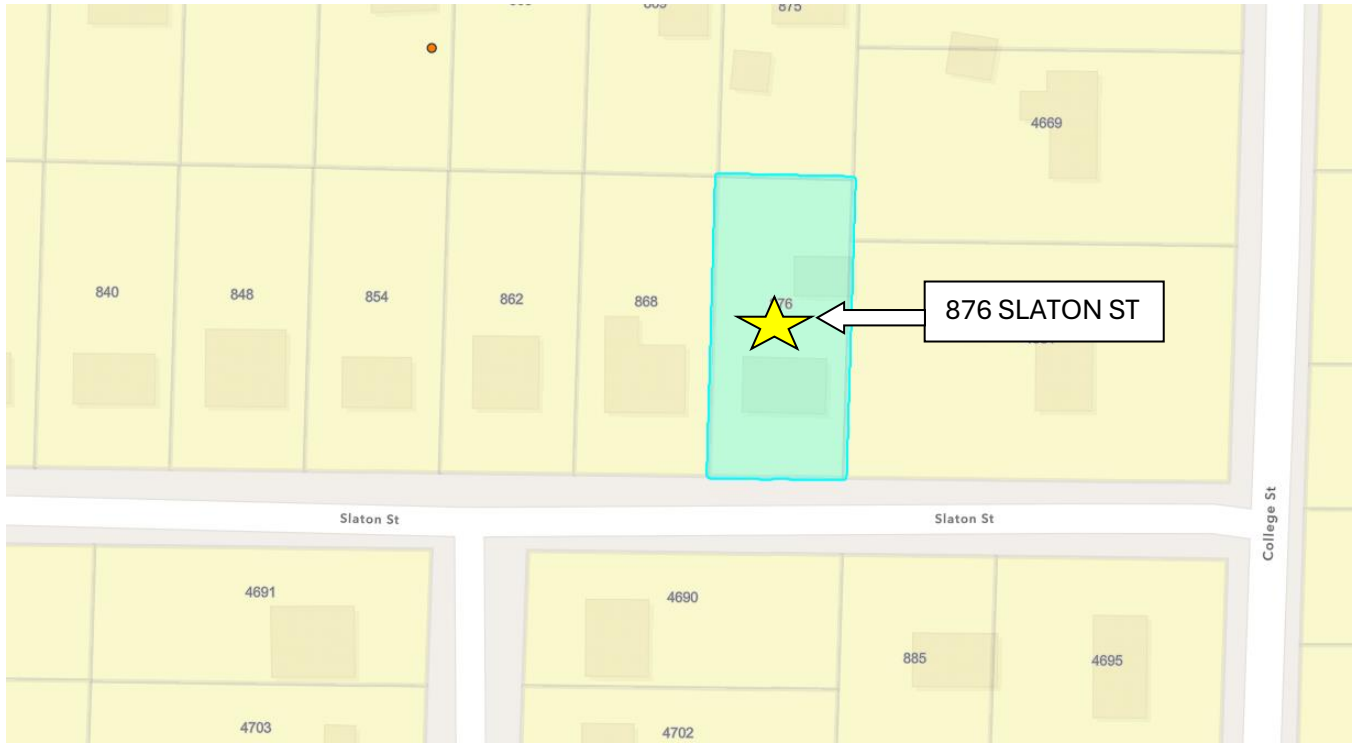
While the applicant's rationale speaks to general design considerations and subjective livability factors, the variance request must be evaluated in the context of the City's adopted development code and the established findings required under Sec. 8-8-193. These findings require the Planning Commission to determine whether the request represents a practical difficulty not self-imposed, whether it avoids adverse impacts to adjacent properties, and whether approval would not compromise the public health, safety, or welfare.

Staff's analysis considers the physical constraints of the lot, the existing development pattern along Slaton Street, and the potential precedent that approval of such a reduction could establish within the RS zoning district. The proposed encroachment represents a 50% reduction in the required side setback, which is not insignificant in a district designed to maintain separation between structures and preserve low-density character. However, staff also recognizes that the lot's configuration, combined with the location of the existing structure, may limit the feasibility of expansion elsewhere on the site without triggering similar dimensional constraints.

AERIAL MAP

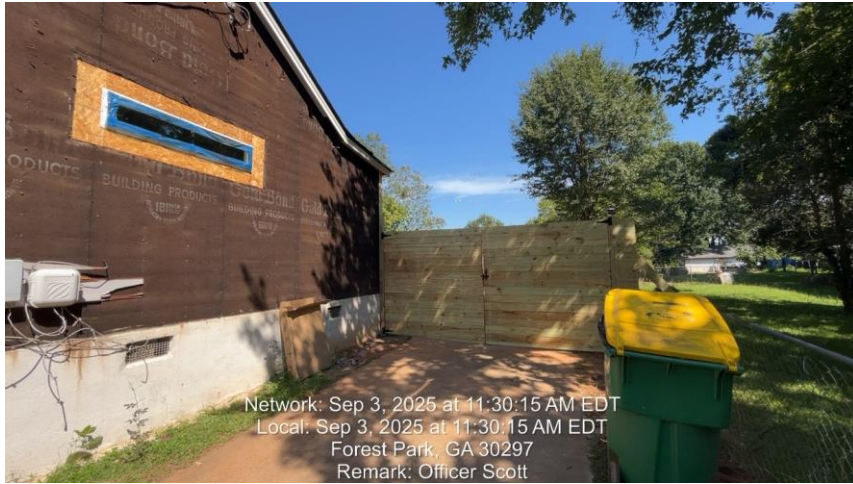


ZONING MAP

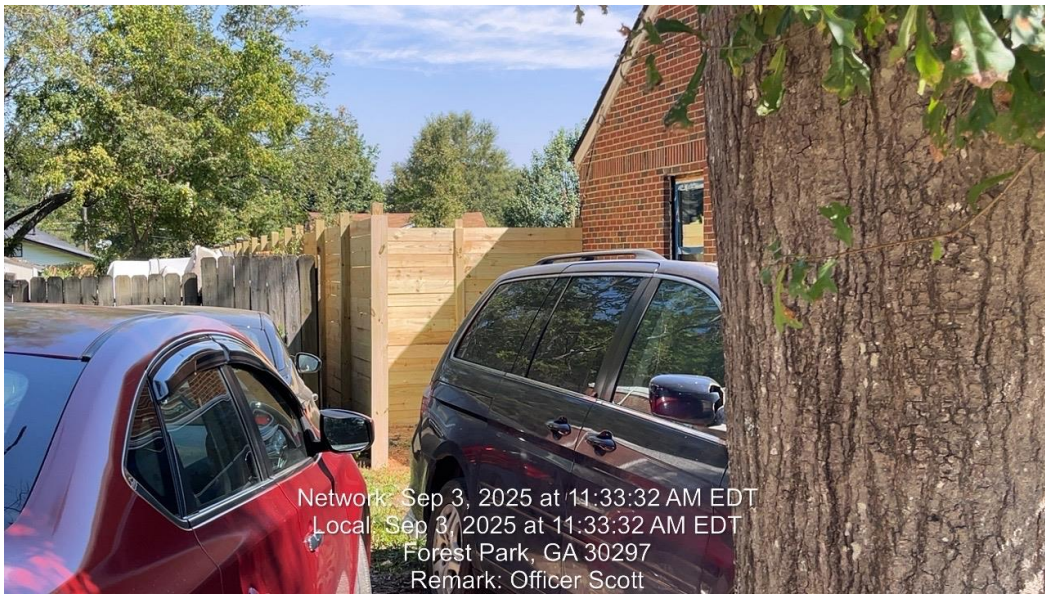


SITE PHOTOS





Network: Sep 3, 2025 at 11:30:15 AM EDT
Local: Sep 3, 2025 at 11:30:15 AM EDT
Forest Park, GA 30297
Remark: Officer Scott



Network: Sep 3, 2025 at 11:33:32 AM EDT
Local: Sep 3, 2025 at 11:33:32 AM EDT
Forest Park, GA 30297
Remark: Officer Scott



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 with conditions of the variance** to reduce the required side yard setback from 10 feet to 5 feet at 876 Slaton Street (Parcel ID: 13047D C014), located in the Single-Family Residential (RS) zoning district, for the purpose of constructing an addition to the existing single-family residence.

The request has been evaluated in accordance with Sec. 8-8-193 of the Code of Ordinances, and staff finds that, with appropriate conditions, the variance can meet the required findings for approval. In order to ensure the variance is implemented in a manner that protects adjacent properties and maintains neighborhood character, staff recommends the following conditions be applied:

1. **Substantial Compliance:**
The proposed addition shall be constructed in substantial compliance with the site plan, elevations, and narrative submitted as part of the variance application. Any significant deviation may require further review and approval by the Planning Commission or staff, as appropriate.
2. **Maximum Encroachment Limit:**
The reduced setback shall apply only to the portion of the structure explicitly identified in the approved site plan. No additional structures or future additions shall encroach into the remaining side yard setback without prior approval.
3. **Drainage and Stormwater Control:**
Any roof runoff or drainage associated with the addition must be managed on-site through appropriate grading or drainage controls to avoid adverse impacts to adjacent properties.
4. **Building Code and Fire Safety Compliance:**
All construction shall comply with applicable building code and fire separation requirements, including minimum clearances for emergency access and utility meter placement, as confirmed by the Building Department prior to issuance of a building permit.

5. **Fence Permit Compliance:**

Prior to issuance of any building permits for the proposed addition, the applicant shall obtain a fence permit for the existing privacy fence on the property, as required by the City's zoning and code compliance regulations. The fence must be reviewed for compliance with all applicable height, location, and material standards.

6. **Stop Work Order Resolution – Exterior Siding:**

Prior to issuance of a building permit for the proposed addition, the applicant shall resolve the outstanding Stop Work Order issued for the unpermitted exterior siding work. This shall include obtaining the necessary permits, submitting required documentation or plans, and passing final inspection to confirm code compliance.

7. **Landscape Screening (if applicable):**

If the addition includes windows or active living space within close proximity to the property line, the applicant shall provide vegetative screening or other privacy measures to mitigate potential impacts to adjacent residences, subject to review and approval by staff.

Conclusion:

With these conditions in place, staff concludes that the requested variance can be approved in a manner consistent with the intent of the zoning ordinance, the character of the surrounding area, and the goals of the City's Planning and Community Development Department. Approval does not establish a precedent for future requests, which will continue to be evaluated on a case-by-case basis according to site-specific conditions and applicable findings.

Attachments Included

- Justification Letter