



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: September 21, 2023

Case: VAR-2023-12

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to decrease the minimum lot width from the required 80 ft to 70 ft, reduce the front yard setback from the required 25 feet to 5 feet and reduce the rear yard setback from the requirement of 30 feet to 12 feet to build 6 new single-family homes.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: Technique Concrete Construction 5050 Park Ave and 730 South Ave Forest Park, GA 30297	Technique Concrete Construction 5050 Park Ave and 730 South Ave Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050C G001 and 13050C G021 **Acreage:** 0.32+/-
Address: 5050 Pake Ave and 730 South Ave., Forest Park, GA 30297 **FLU:** S.F. Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

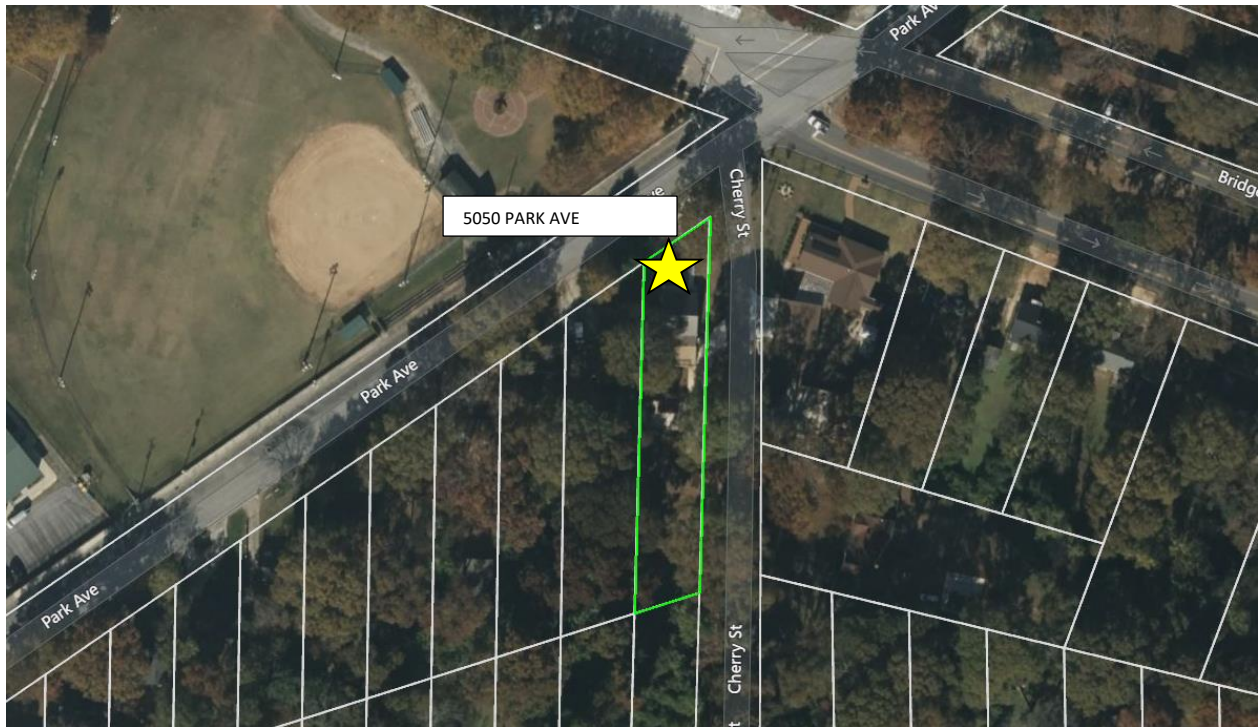
Direction	Zoning & Use		Direction	Zoning & Use
North	RS: Single Family Residential District		East	RS: Single Family Residential District
South	RS: Single Family Residential District		West	RS: Single Family Residential District

SUMMARY & BACKGROUND

The subject property is a vacant lot located at 5050 Park Ave on approximately 0.32 +/- acres and a vacant residential home located at 730 South Ave., on approximately 0.32 +/- acres. The

applicant, Technique Concrete, is requesting a variance to decrease the minimum lot width from 80 feet to 70 feet, reduce the front yard setback from 25 feet to 5 feet and reduce the rear yard setback from 30 feet to 12 feet. Per section 8-8-29 Single Family Residential district (RS) Standards, the required minimum lot width is 80 feet, the required front yard setback is 25 feet, and the required rear yard setback is 30 feet. Each property will have a side yard setback of 17 feet, which measures 7 feet over the minimum requirement of ten (10) feet and will feature a lot size of 3,505 square feet, with 30% coverage. The lot width will be 70 feet and will allow a frontage of 70 feet. Additionally, the depth of these properties will be 50 feet with a living area of 1,446 square feet. They will feature 2 bedrooms, 2.5 bathrooms, and a rooftop deck above each garage per dwelling unit. With these findings, the applicant is limited in where they can build on the property, which prevents them from complying with current zoning standards. The purpose of this request is due to their interest in building six (6) new construction residences at the specified location. With this development, there are also plans to add infrastructure such as a pedestrian sidewalk to promote walkability and a healthier lifestyle for its future residence. This pedestrian sidewalk will be constructed from Park Ave to South Ave and have direct access to Starr Park. Currently, on the corner of South Ave and Cherry St. there is a residential structure with plans to be demolished and be replaced with one of the proposed new construction homes. This variance will allow the applicant to construct six new homes within the Single-Family Residential District, provide added value to the existing community, increase home ownership, and promote a better quality of life to the residents in Forest Park

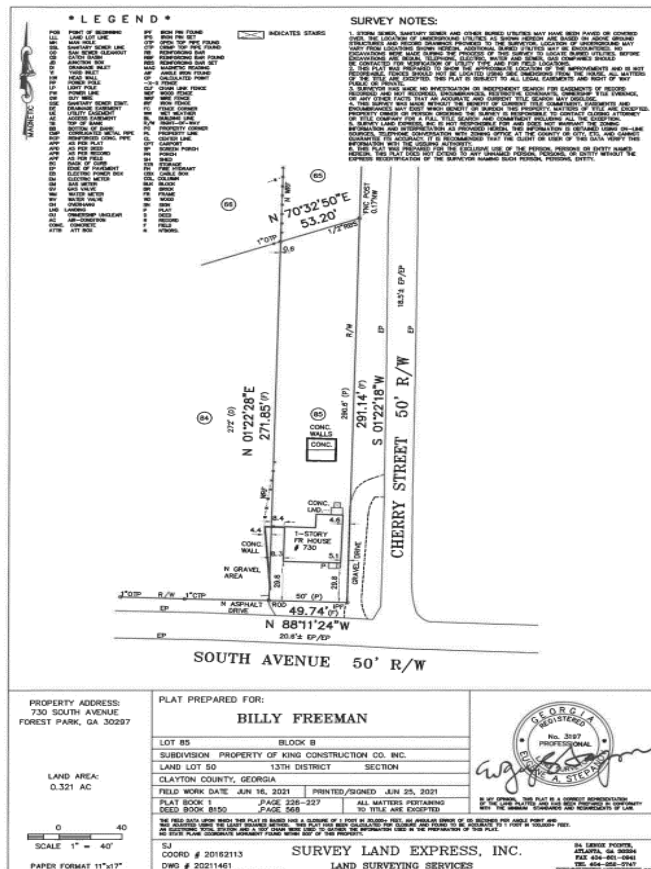
AERIAL MAP



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 a variance to allow a decrease of the minimum lot width from the required 80 ft to 70 ft, reduce the front yard setback from the required 25 feet to 5 feet and reduce the rear yard setback from the requirement of 30 feet to 12 feet to build 6 new single-family homes. This approval will allow the development of six (6) single family residential dwelling units to be built, as well as allow for upgrades on the sidewalk infrastructure within the subject property area. 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