



CITY OF FOREST PARK

Department of Planning & Community Development
 785 Forest Parkway
 Forest Park, Georgia 30297
 (404) 366-4720
www.Forestparkga.gov

Staff Report – Variance

Public Hearing Date: May 16, 2024

Case: VAR-2024-05

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to reduce the minimum lot width from the required eighty (80) ft to fifty-five (55) ft to construct a new construction 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: Willie Lee Copeland and Sandra Michelle Copeland
 920 Forest Ave.
 Forest Park, GA 30297

Applicant:

Sandra Michelle Copeland
 920 Forest Ave.
 Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13048C E009

Acreage: 0.23 +/-

Address: 920 Forest Ave.

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



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SUMMARY & BACKGROUND

The subject property is a vacant undeveloped lot located at 920 Forest Ave. on approximately .23 +/- acres. The applicant is requesting a variance to allow a reduction of the minimum lot width from the required eighty (80) ft to fifty-five (55) ft to construct a new construction single-family home within the Single-Family Residential District (RS). Per Sec 8-8-29 **Single family residential district (RS) standards** the minimum lot width required is eighty (80) ft. The approximate square footage of the newly constructed home will be 2,166 square feet. The applicant also owns the parcel located parallel to the right of the proposed property and lives on that parcel with the address of 934 Forest Ave. Per Sec 8-8-73 Lot/Yard Standards, subsection (c) Commonly Owned Lots, states that Notwithstanding the foregoing, the setbacks referenced in Sections 8-8-73(b)(1), (2) and (3) may be disregarded when a structure is intended to be built on contiguous individual parcels or lots which are under common ownership, provided that the disregarded setbacks shall only occur along the actual line(s) of common ownership. Based on this code section, the required setbacks on the right of the parcel do not apply for development.

The approval of this variance will allow the applicant to construct one (1) single-family home within the Single-Family Residential District.



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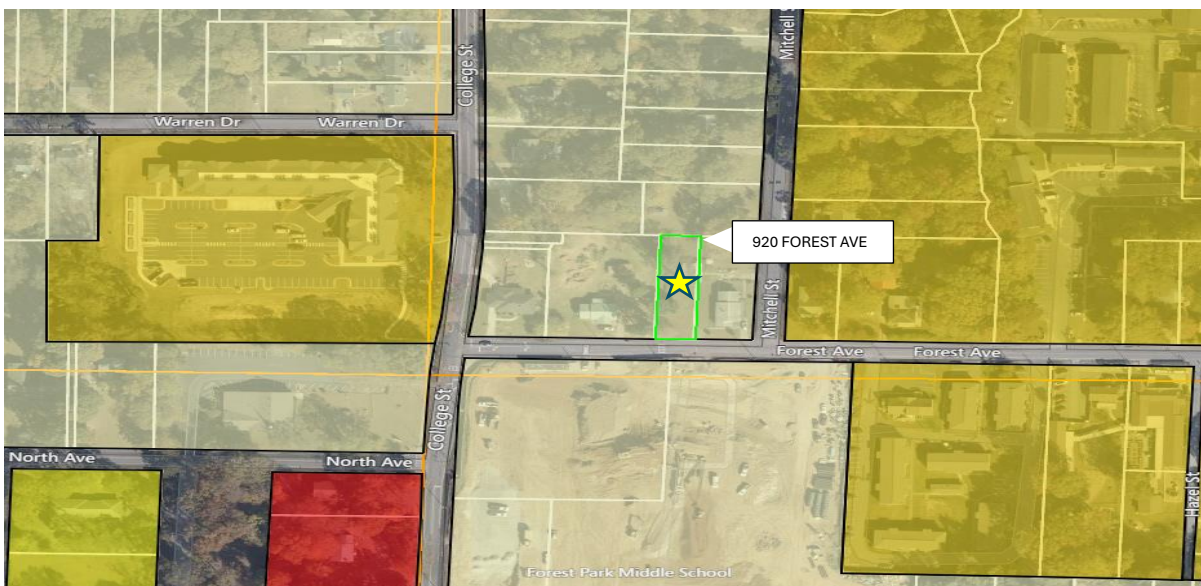
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AERIAL MAP



ZONING MAP



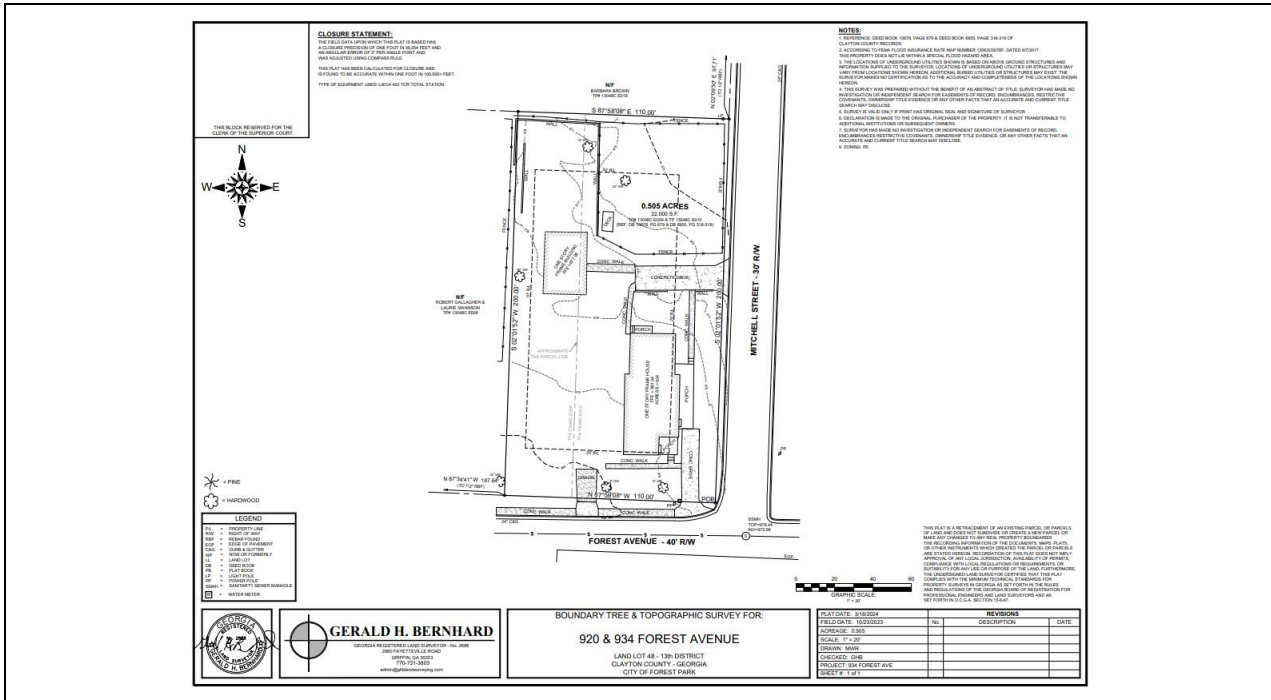


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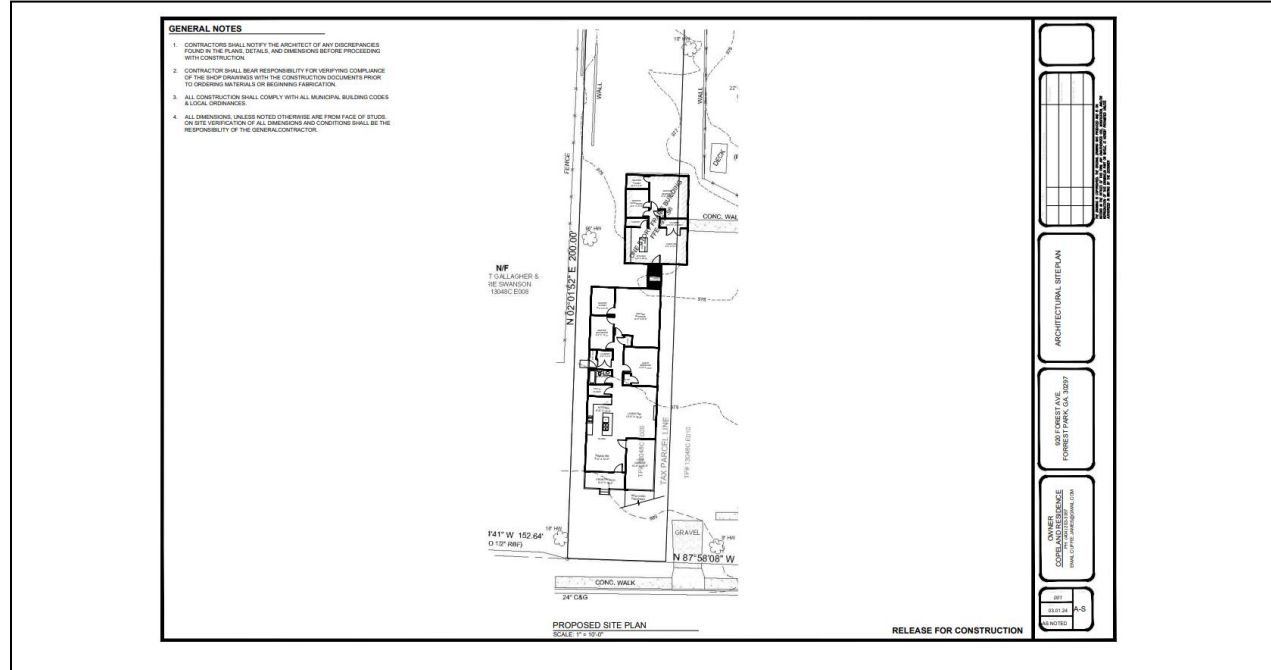
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SURVEY



SITE PLAN





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PROPOSED DEVELOPMENT





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SITE PHOTOS





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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 request to reduce the minimum lot width from the required eighty (80) ft to fifty-five (55) ft 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