



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-2024-06

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to reduce the required side yard setback from the required ten (10) ft to two (2) ft and rear side yard setback on right side from the required ten (10) ft to four (4) ft to construct a carport in the Single-Family Residential District (RS).

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

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

<p>Owner of Record: Name: Carlos Rodolfo Sanchez Loredo 4386 Foster St. Forest Park, GA 30297</p>	<p>Applicant: Carlos Rodolfo Sanchez Loredo 4386 Foster St. Forest Park, GA 30297</p>
--	---

PROPERTY INFORMATION

Parcel Number: 13017D A018	Acreage: 0.45 +/-
Address: 4386 Foster St.	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



CITY OF
FORESTPARK
- City for every season

CITY OF FOREST PARK

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

SUMMARY & BACKGROUND

The subject property is residential property located at 4386 Foster St. on approximately .45+/- acres. The applicant is requesting a variance to reduce the required side yard setback from the required ten (10) ft to two (2) ft and rear side yard setback on right side from the required ten (10) ft to four (4) ft to construct a carport in the Single-Family Residential District (RS). Per Sec 8-8-29 **Single family residential district (RS) standards** the required side yard setback is ten (10) ft. Prior to submitting this variance request, the applicant built the carport on the property without properly being permitted, which resulted in a stop work order being placed on carport.

The approval of this variance will allow the applicant to keep the constructed carport on the property within the single-family Residential District.

AERIAL MAP





CITY OF
FORESTPARK
- City for every season

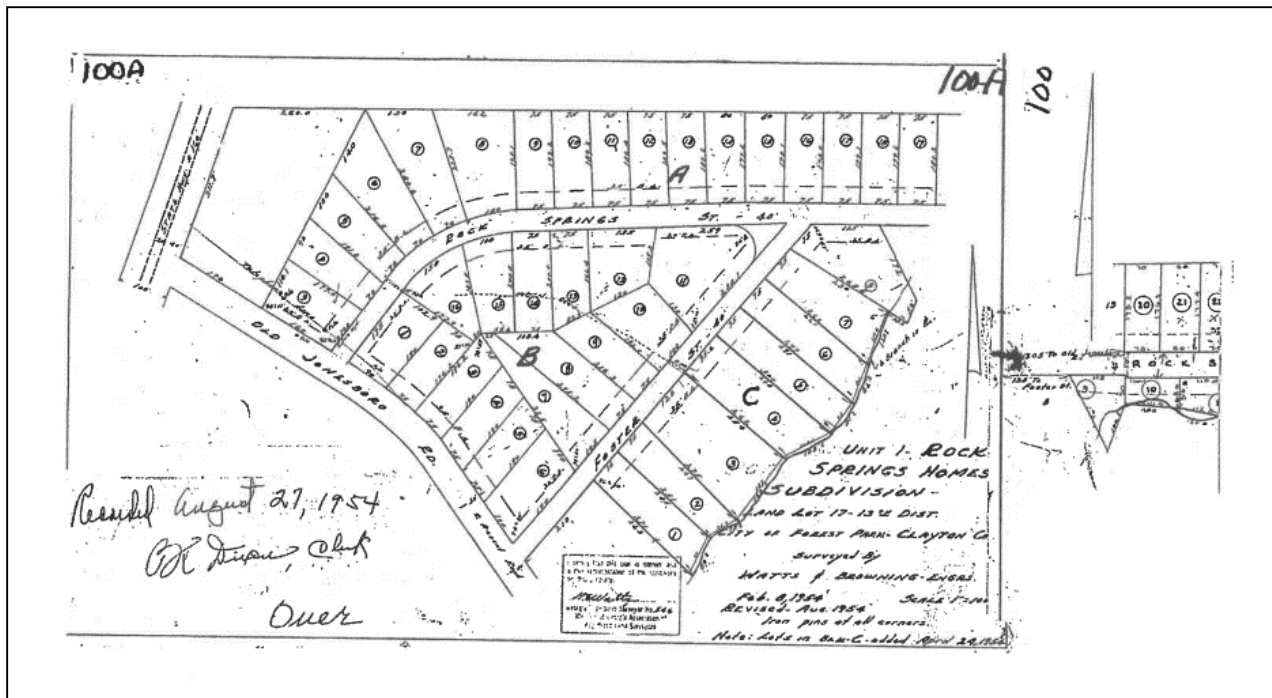
CITY OF FOREST PARK

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

ZONING MAP



SURVEY



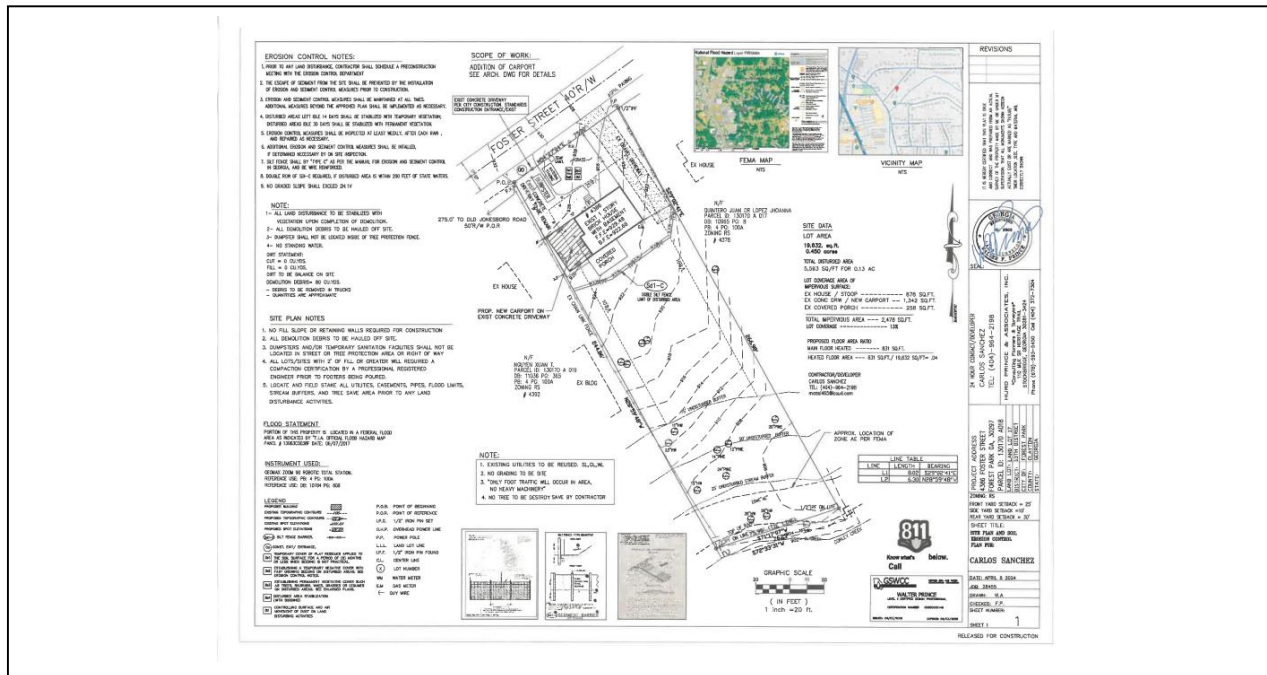


CITY OF
FORESTPARK
a city for every season

CITY OF FOREST PARK

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

SITE PLAN



SITE PHOTOS

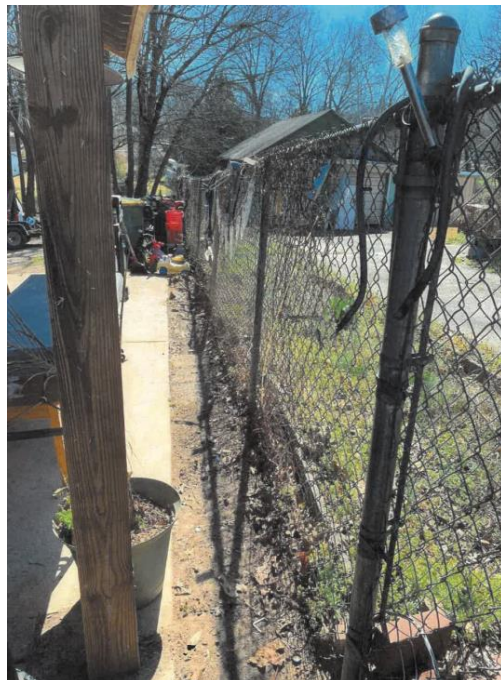




CITY OF
FORESTPARK
- City for every season

CITY OF FOREST PARK

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





CITY OF FOREST PARK

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

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 request with conditions to reduce the required side yard setback from the required ten (10) ft to two (2) ft and rear side yard setback on right side from the required ten (10) ft to four (4) ft to construct a carport in the Single-Family Residential District (RS). The conditions are as follows:

1. For safety and emergency reasons, the applicant will maintain the required side yard setback on the left side of the property.

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