

GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II
CITY MANAGER



SHAYLA REED
DIRECTOR
COMMUNITY DEVELOPMENT SERVICES

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Planning & Zoning Division
SUBJECT: V-18-010 for o War Trace – Lot 1
DATE: May 16, 2019

The applicant seeks a variance to reduce the front yard setback from 35 feet to 20 feet due to topography.

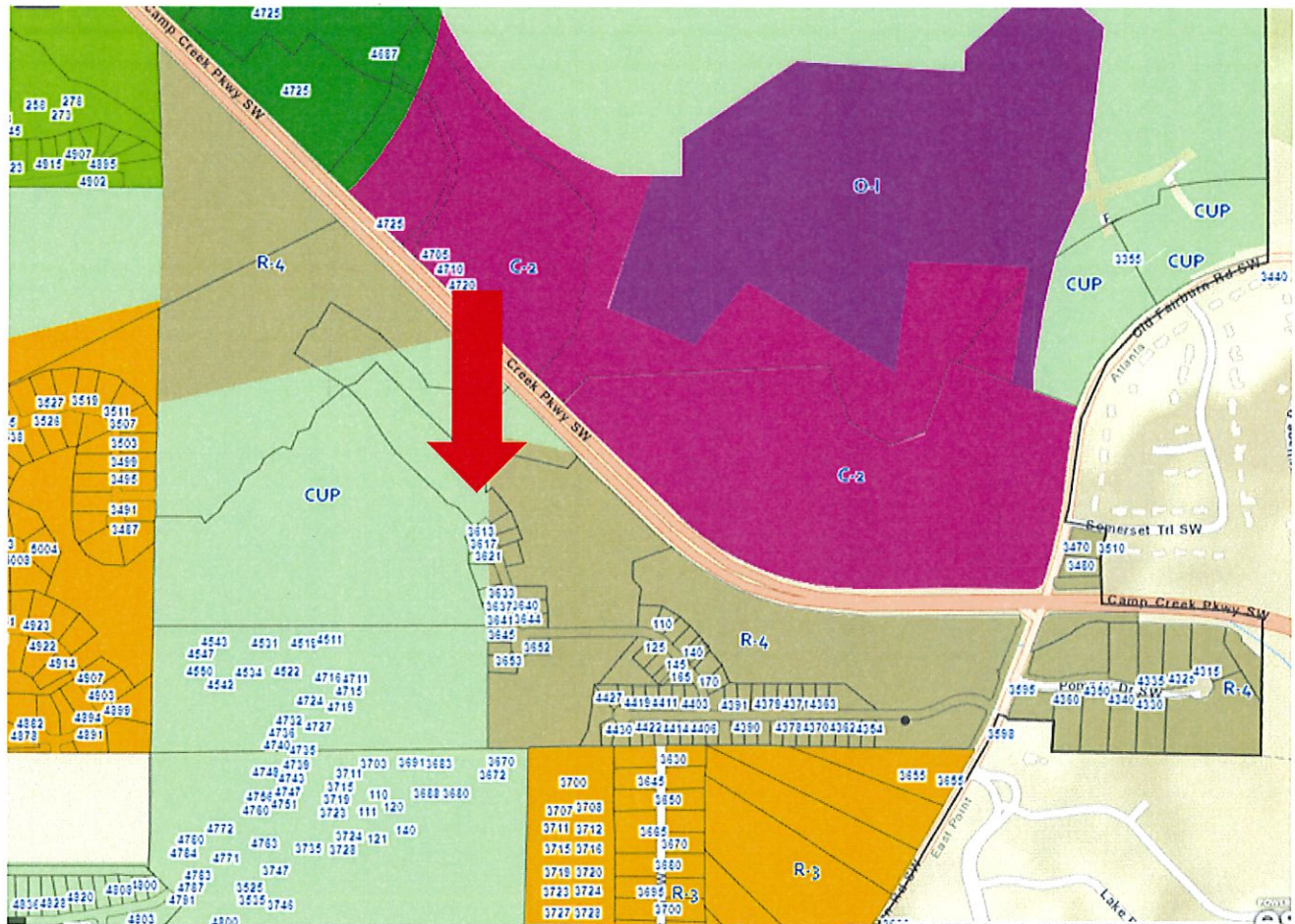
STAFF RECOMMENDATION: APPROVAL

cc: Diane White, City Clerk

applicant submitted the application on December 18, 2018 but later requested that staff hold on processing so that they would rework the grading plan.

ADJACENT ZONING AND LAND USES

The adjacent properties to the north and west are zoned CUP (Community Unit Plan District). The south and east are zoned R-4 (Single-Family Dwelling District) and R-3 (Single-Family Dwelling District).



APPLICABLE CODE REQUIREMENTS

Fulton County Code; Article VI:

- 6.63 Development Standards
- 6.6.3.B: Minimum Front Yard – 35 Feet
- 6.6.3.C Minimum Rear Yard – 25 Feet

VARIANCE CONSIDERATIONS

Staff is including the specific conditions that must be considered for a variance to be granted in an effort to assist the Zoning Board of Appeals in considering the application and its merits. These considerations include:

- (i) Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the *Zoning Resolution*; or,
- (ii) The application of the particular provision of the *Zoning Resolution* to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public; or,
- (iii) Conditions resulting from existing foliage or structures bring about a hardship whereby a sign meeting minimum letter size, square footage and height requirements cannot be read from an adjoining public road.

PUBLIC PARTICIPATION

The applicant hosted a public meeting on January 22, 2019 at 6:30 p.m. at the Ramada Plaza Hotel, 5010 Old National Highway. Only 1 resident showed up to the meeting and there was no opposition to the variance request.

STAFF COMMENTS

Engineering: None provided

Arborist: None received

Environmental: None received

Public Works: None received

Transportation: None received

MARTA: None received

Fulton County Schools: None received

Fire: None received

Legal: None received

STAFF RECOMMENDATION

Staff recommends **APPROVAL** based upon the topography issues that the applicant faces.

PREPARED BY: Richard Hathcock, Senior Planner

REVIEWED BY: Keedra T. Jackson, Senior Planner