CITY OF FOREST PARK

URBAN DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: April 18, 2025

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Kevin Zelada

Address: 561 Thornton Road, Suite F, Lithia Springs, GA 30122

Site Address: **569 Yancey Dr**

Ward: 2

Acreage: 0.29

Current Zoning: Single Family Residential (RS)

Parcel ID Number: 13046D E014

REQUEST

The applicant at 569 Yancey Dr is requesting approval of the architectural design for an existing single-family home in Ward 2. Code Compliance was alerted to unpermitted construction activities at the property, which led to the issuance of a stop work order. Prior to both the stop work order and the submission of the Urban Design Review application, several exterior modifications had already been completed. These modifications include the construction of a porch built on a pre-existing structure, painting of the exterior siding in white, the replacement of twelve (12) existing windows, and the installation of new exterior front and side entry doors along the western façade of the building.

REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

Design is in harmony with the general character of developments of high quality in the surrounding area.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single Family Residential (RS)	East	Single Family Residential (RS)
South	Single Family Residential (RS)	West	Single Family Residential (RS)

The design is planned in a fashion that is physically and aesthetically related and coordinated with other elements of the project surrounding environment.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic views and natural features of the site.

(D) Design shall protect adjacent properties from negative visual impact.

The design protects adjacent properties from negative visual impact.

(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures being proposed.

Front Façade Material & Colors

Siding: Textured Hardie Dark Siding (SW 6245 Quick Silver)
Roof: Hip with Architectural Single GAF Weatherwood Natural Shadow
Doors: 3'-0" Steel Exterior (Black)
Trim: SW 7020 Black Fox
Windows: Single Hung Vinyl (White)
Gutters: 5in Aluminum (Black)
Down Spout: 5in Aluminum (Black)
Porch Lighting: Visual Comfort Vado Large Wall Lantern (Black)

Side Façade Material & Colors Facing East

Siding: Textured Hardie Dark Siding (SW 6245 Quick Silver)
Roof: Hip with Architectural Single GAF Weatherwood Natural Shadow
Trim: SW 7020 Black Fox
Windows: Single Hung Vinyl (White)
Gutters: 5in Aluminum (Black)
Down Spout: 5in Aluminum (Black)

Side Façade Material & Colors Facing West

Siding: Textured Hardie Dark Siding (SW 6245 Quick Silver)
Roof: Hip with Architectural Single GAF Weatherwood Natural Shadow
Doors: 2'-8" 6-Panel Steel (Black)
Trim: SW 7020 Black Fox
Windows: Single Hung Vinyl (White)
Gutters: 5in Aluminum (Black)
Down Spout: 5in Aluminum (Black)

Rear Façade Material & Colors

Siding: Textured Hardie Dark Siding (SW 6245 Quick Silver)
Roof: Hip with Architectural Single GAF Weatherwood Natural Shadow
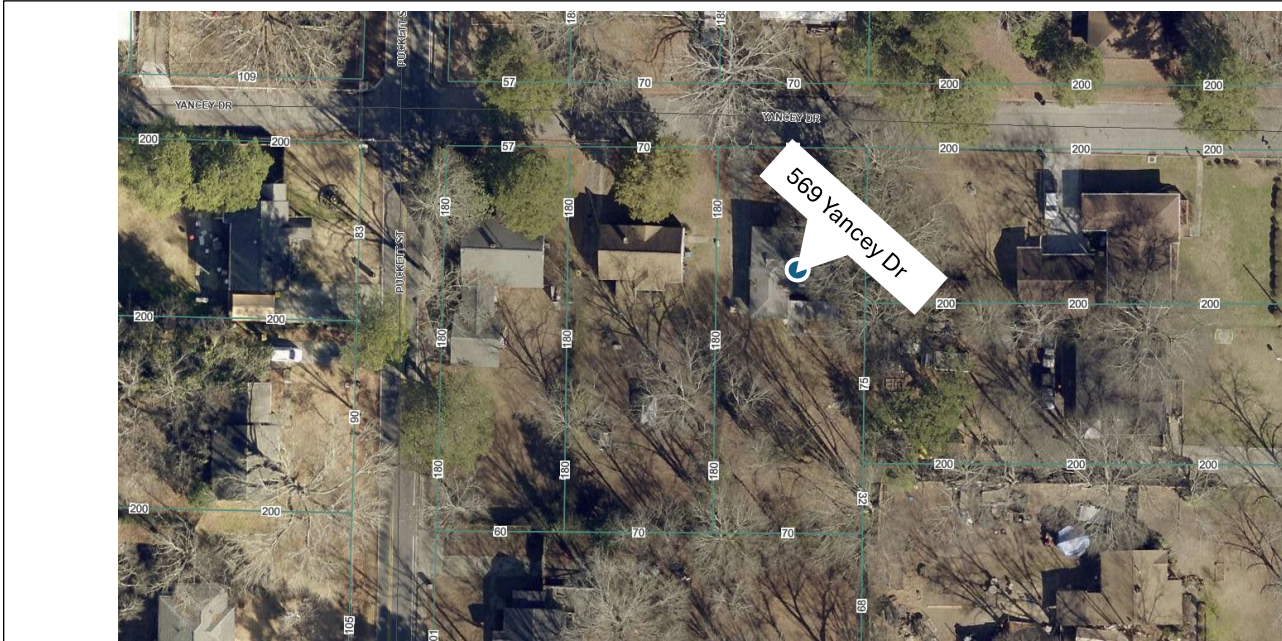**Trim:** SW 7020 Black Fox
Windows: Single Hung Vinyl (White)
Gutters: 5in Aluminum (Black)
Down Spout: 5in Aluminum (Black)
Lighting: 150-Watt EQ Halogen 2-Head Floodlight (Black)

CITY OF FOREST PARK

AERIAL MAP

ZONING MAP

Legend	
	Single Family Residential (RS)

CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

CURRENT CONDITIONS – PHOTOS

Front – North View

Side – West View

Side – East View

Rear – South View

SITE PLAN

AS-BUILT BOUNDARY SURVEY
EDGAR MERCADO
LOT 5
SUBDIVISION OF E.B. SANDERS PROPERTY
LAND LOT 46, 13TH DISTRICT
CLAYTON COUNTY
GEORGIA

7

SURVEY
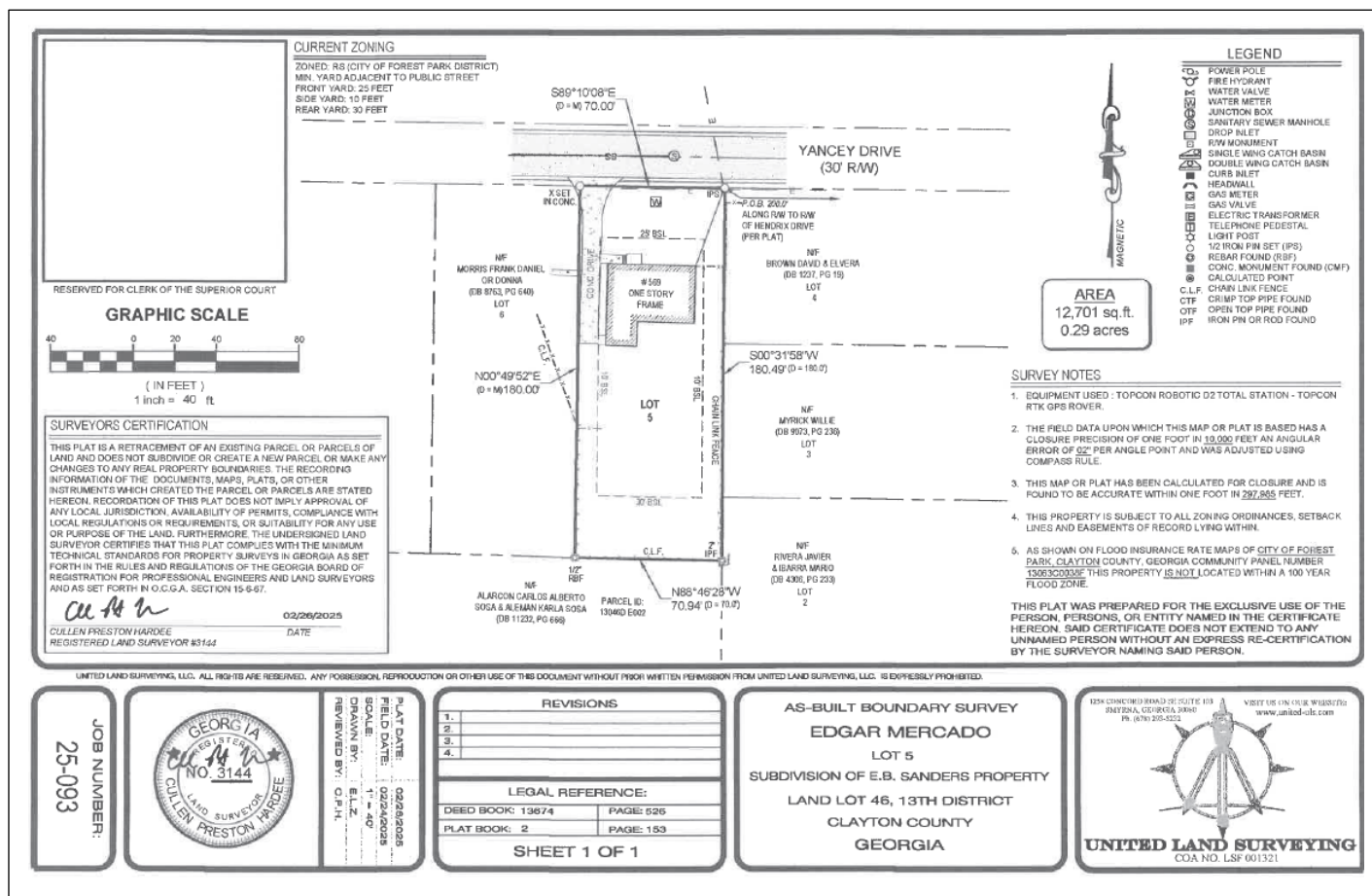
ELEVATIONS

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

NEW GUTTERS 5"

Roof
8' - 0"

TEXTURED HARDIE SIDING

TEXTURED HARDIE SIDING

floor level
0' - 0"

③ RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

TEXTURED HARDIE SIDING

④ LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL & COLOR EXAMPLES

Exterior Paint: SW 6245 Quick Silver

Trim & Gutters: SW 7020 Black Fox

Roof: GAF Natural Shadow Weathered Wood Architectural Shingle

Siding: Hardie Plank (White)

Front Door: 3'-0" Steel Exterior (Black)

Side Door: 2'-8" 6-Panel Steel Exterior (Black)

Windows: Single-Hung Vinyl (White)

Porch Lighting: Visual Comfort Vado Large Wall Lantern (Black)

Floodlights: 150-Watt EQ Halogen (Black)

STAFF RECOMMENDATION

The proposed project meets all the standards for urban design review and will not have an adverse effect on the surrounding community. Staff recommend that the UDRB **Approve** of the proposed project.

☒ **Approval**
☐ Denial
☐ Approved with Conditions