

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: November 22, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Christopher Cruz

Address: 770 Cascade Dr.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 770 Cascade Dr.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13018B B015

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a complete renovation of a home in an existing footprint at a property located at 770 Cascade Dr. In 2023 a tree had fallen on the home and deterioration occurred. Permits were pulled for renovation, but the subcontractor and homeowner decided to demolish the home and reframe. A demolition permit was received, and the applicant will be rebuilding the home within the existing frame/footprint of the previous structure. Framing for the structure home has been completed and the applicant is seeking approval to move forward with their construction plans.

Front Façade Material & Colors

Siding: Hardie Plank (Horizon)

Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)

Shutters: Cathedral Top Standard Open Shutters (Ashwood Moss 1484)

Door: 6-Panel Right-Hand Inswing Primed Steel Pre-Hung Front Exterior Door with Brickmold (Wasabi AF-430)

Trim: Horizon 0C-53

Stairs: Horizon 0C-53

Gutters: White K-Style Aluminum (Horizon)

Down Spout: 4-inch model #47264 (Horizon)

Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

Side Façade Material & Colors Facing East

Siding: Hardie Plank (Horizon)
Gutters: White K-Style Aluminum (Horizon)
Down Spout: 4-inch model #47264 (Horizon)

Side Façade Material & Colors Facing West-

Siding: Hardie Plank (Horizon)
Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)
Trim: Horizon 0C-53
Gutters: White K-Style Aluminum (Horizon)
Down Spout: 4-inch model #47264 (Horizon)
Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

Rear Façade Material & Colors

Siding: Hardie Plank (Horizon)
Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)
Door: 6-Panel Right-Hand Inswing Primed Steel Pre-Hung Front Exterior Door with Brickmold (Wasabi AF-430)
Trim: Horizon 0C-53
Stairs: Horizon 0C-53
Gutters: White K-Style Aluminum (Horizon)
Down Spout: 4-inch model #47264 (Horizon)
Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

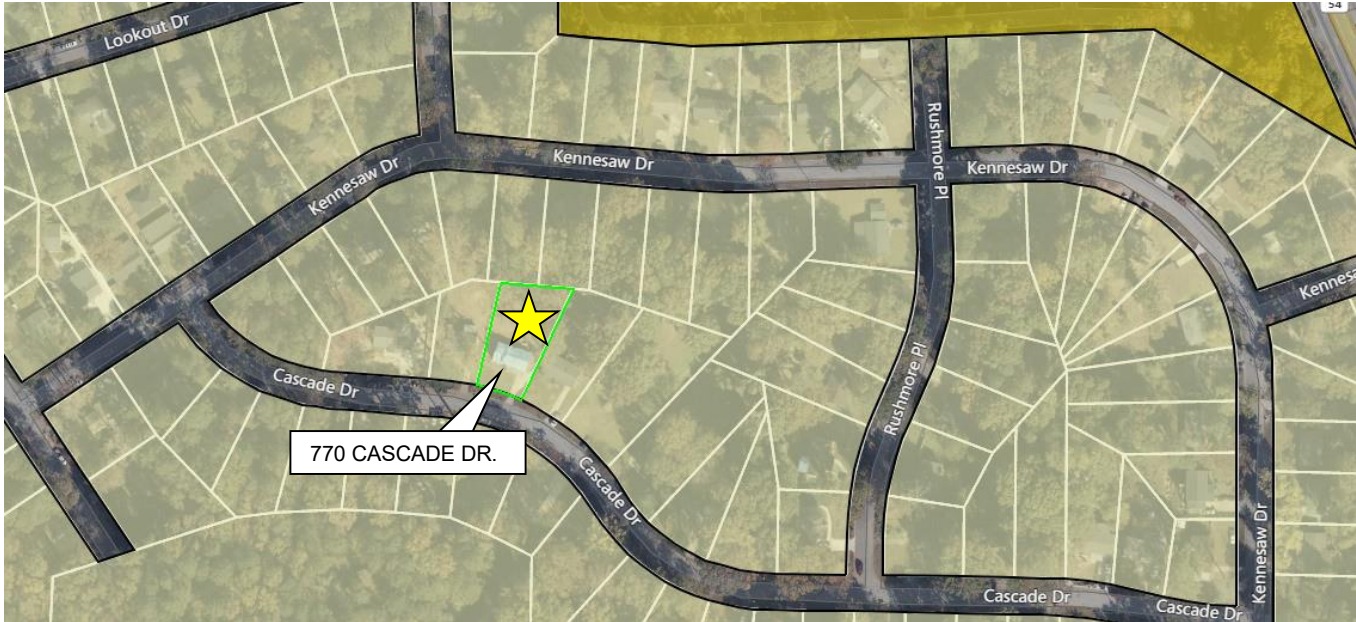
Zoning Classifications of Contiguous Properties

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

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS





SURVEY

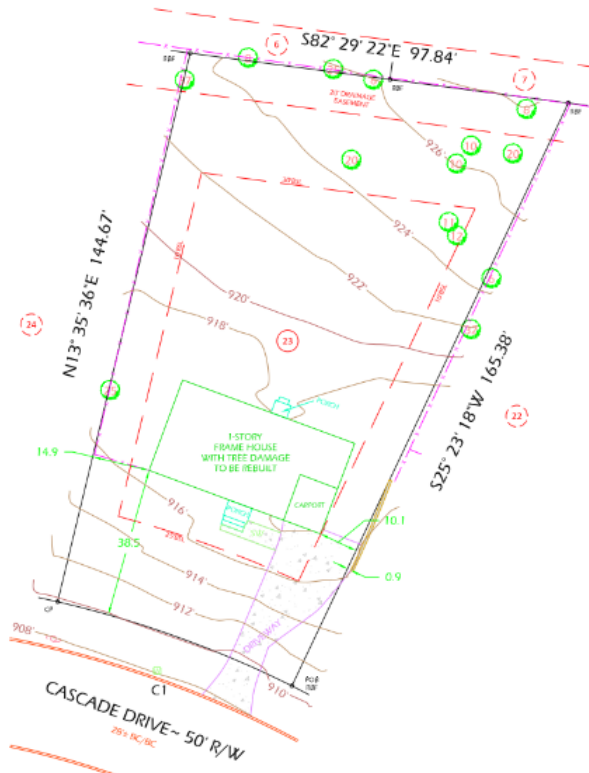
THIS MAP/PLAN HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO HANG BY BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH, SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1" IN ONE FOOT.

TREE SYMBOLS ARE NOT TO SCALE, TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE, NOT CRUMEL.

ZONING IS SINGLE-FAMILY RESIDENTIAL

IMPERVIOUS TOTAL

SQUARE FEET	1836
PERCENTAGE	15.0



LEGEND

- AKR ALSO KNOWN AS
- APD AS PER CITY
- AMP AS PER PLAN
- BL BUILDING SETBACK LINE
- CP COMPUTED POINT
- CP CLEAR FOR TREE FOUND
- DB DFT BOOK
- DVE FINISH FLOOR ELEVATION
- EXA EXISTING
- FE FORMERLY KNOWN AS
- FF FOUND FOUND
- LL LAND LOT
- LL LAND LOT LINE
- MCB MC OR FORMERLY
- PLB PLAT BOOK
- UP UTILITY POLE
- SH SHARP POINT
- EH ERE HYDRANT
- PCB POINT OF BEGINNING
- REGH REGH GUYAN
- REGH REGH FOUND
- REGH REGH SET
- SLF SLOPE LINE
- REH REH DEDICATED CONCRETE MAT
- CONP CONCRETE PAVEMENT
- WU WATER URVE
- WM WATER METER
- TELECOM TELECOM MANHOLE
- SMH SAMHOLE WITH MANHOLE
- CBM CONCRETE BOX
- DRP DRIP BUCKET
- GV GAS VALVE
- GM GAS METER
- WALL WALL
- HW HARDWOOD



DELTA SURVEYORS INC.
 240 PEACHTREE STREET NW
 SUITE 2200
 ATLANTA, GA 30305
 (404) 533-4712
 info@deltasurveyors.com
 EST. # 000370



PROPERTY ADDRESS:
 770 Cascade Dr
 Forest Park, GA 30297

LOT 23 BLOCK H UNIT H

MOUNTAIN VIEW PLAZA
 SUBDIVISION

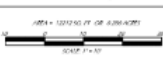
LAND LOT 18
 13th DISTRICT

LOCATED IN
 CLAYTON COUNTY

ZONING IS
 SINGLE-FAMILY
 RESIDENTIAL



EXISTING CONDITIONS



CURVE	RADIUS	LENGTH	CHORD	CH-BEARING
C1	272.30	64.00	63.85	N 70° 15' 13" W

ELEVATIONS



1 PROPOSED FRONT ELEVATION
1/4"=1'-0"



2 PROPOSED REAR ELEVATION
1/4"=1'-0"



3 PROPOSED LEFT ELEVATION
1/4"=1'-0"



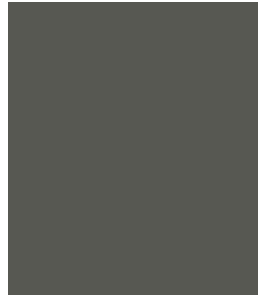
4 PROPOSED RIGHT ELEVATION
1/4"=1'-0"

RELEASED FOR CONSTRUCTION

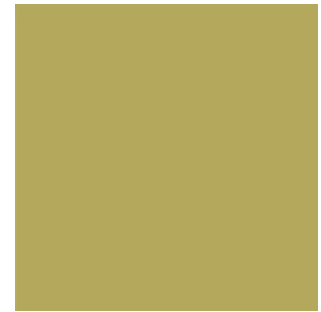
Material & Color Examples



Exterior Paint: Walls,
Trim and Gutters - Horizon
oc-53



Shutters: Ashwood Moss
1484



Exterior Paint: Wasabi
AF-430



Exterior Siding: Hardi Plank
Siding
Painted Horizon



Roof:
Timberline HDZ Pewter Gray
Algae Resistant Laminated
High-Definition Shingles



Gutters:
5in.x10ft.WhiteK-Style
Aluminum Gutter
Painted Horizon



Shutters: Cathedral Top
Standard Open
Louver Shutters Pair (Setof2)
Paintable Painted - Ashwood
Moss1484



Doors:
36in.x80in.Premium 6-
Panel Right-Hand in Swing
Primed Steel Pre-Hung
Front Exterior
Door with Brickmold
Painted: WasabiAF-430



Down Spout:
4inchdownspout
Model#47264
Painted Horizon



Windows:

32in.x74in.50 Series White
Single Hung
Low E Argon SC Glass
Vinyl Replacement
Window, Screen Incl

IMPACT SUMMARY

The proposed project meets the current district standards and would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinate with other elements of the project and surrounding environment.

STAFF RECOMMENDATION

The proposed project is compatible with the City of Forest Park's requirements and will not have an adverse effect on the surrounding community. For this reason, Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions