

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: October 18, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Christopher Cruz

Address: 5068 Maple Dr.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 5068 Maple Dr.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13049C F008

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for an exterior renovation of an existing home at 5068 Maple Dr. The existing structure is currently vacant and was originally constructed in 1952. The Applicant's scope of work includes the demolition, construction, and re-installation of exterior building siding from vinyl to Hardie plank and is seeking to replace the windows, doors, and stairs of the home.

Front Façade Material & Colors

Siding: Board & Batten Siding "Hardie plank"

Front Fascia: Hardie plank (TYP)

Roof: Fiberglass Shingles (TYP) All Roof Surface

Sofit: 12" Hardi Soffit Panel

Water table: Existing Brick to Remain (All 4 sides)

Trim: Tricorn Black

Stairs: Pressure treated wood (TYP)

Side Façade Material & Colors Facing East

Siding: Board & Batten Siding "Hardie plank"

Fascia: Hardie plank
Trim: Tricorn Black
Roof: Fiberglass Shingles (TYP) All Roof Surface
Trim: 2x4 Hardie
Gutter: Aluminum (Tricorn Black)
Sofit: 12" Hardi Soffit Panel
Water table: Existing Brick to Remain (All 4 sides)

Side Façade Material & Colors Facing West-

Siding: Board & Batten Siding “Hardie plank”
Fascia: Hardie plank
Roof: Fiberglass Shingles (TYP) All Roof Surface
Trim: 2x4 Hardie (Tricorn Black)
Gutter:
Electrical: Existing electrical meter to remain. (Tricorn Black)
Sofit: 12" Hardi Soffit Panel
Water table: Existing Brick to Remain (All)

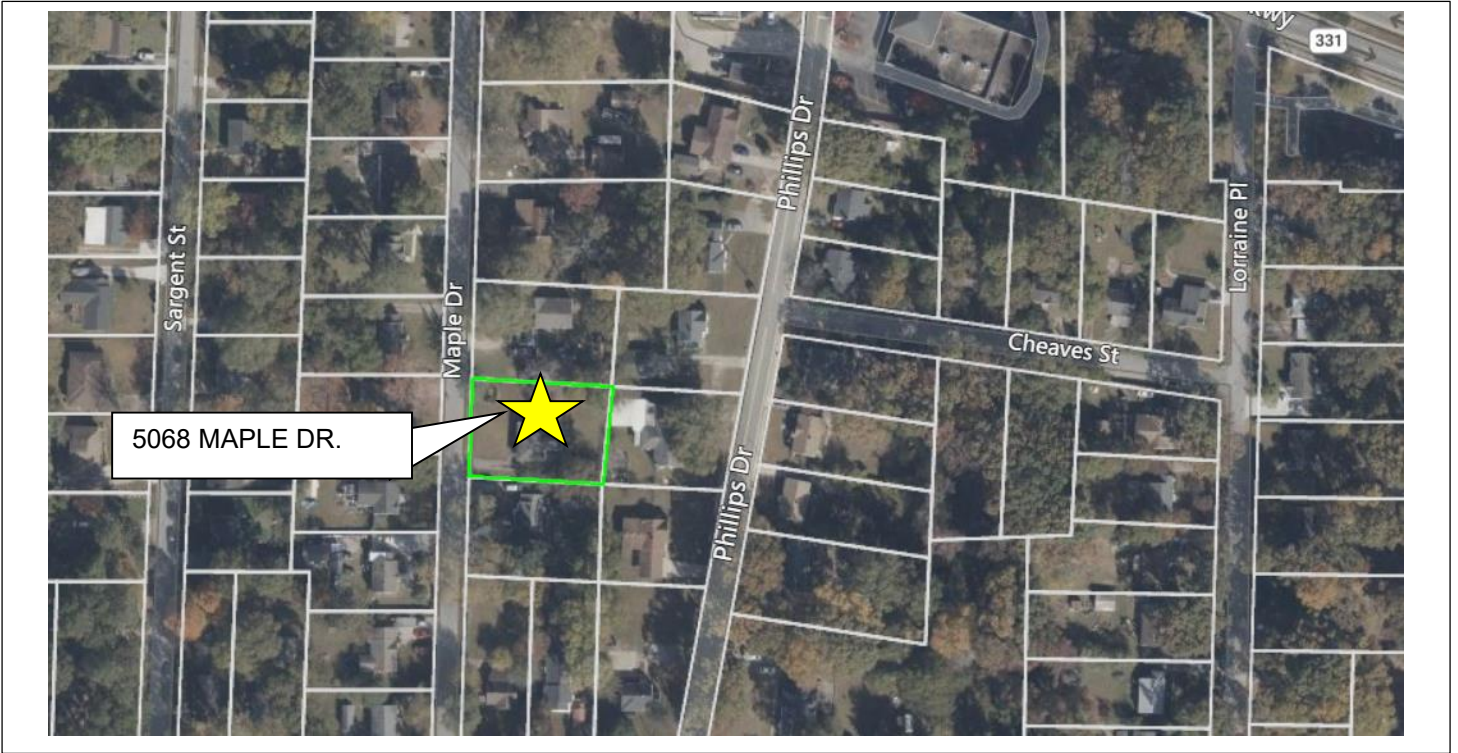
Rear Façade Material & Colors

Siding: Board & Batten Siding “Hardie plank”
Fascia: Hardie plank (TYP)
Roof: Fiberglass Shingles (TYP) All Roof Surface
Trim: Tricorn Black
Sofit: 12" Hardi Soffit Panel
Water table: Existing Brick to Remain (All 4 sides)
Stairs: Pressure treated wood (TYP)

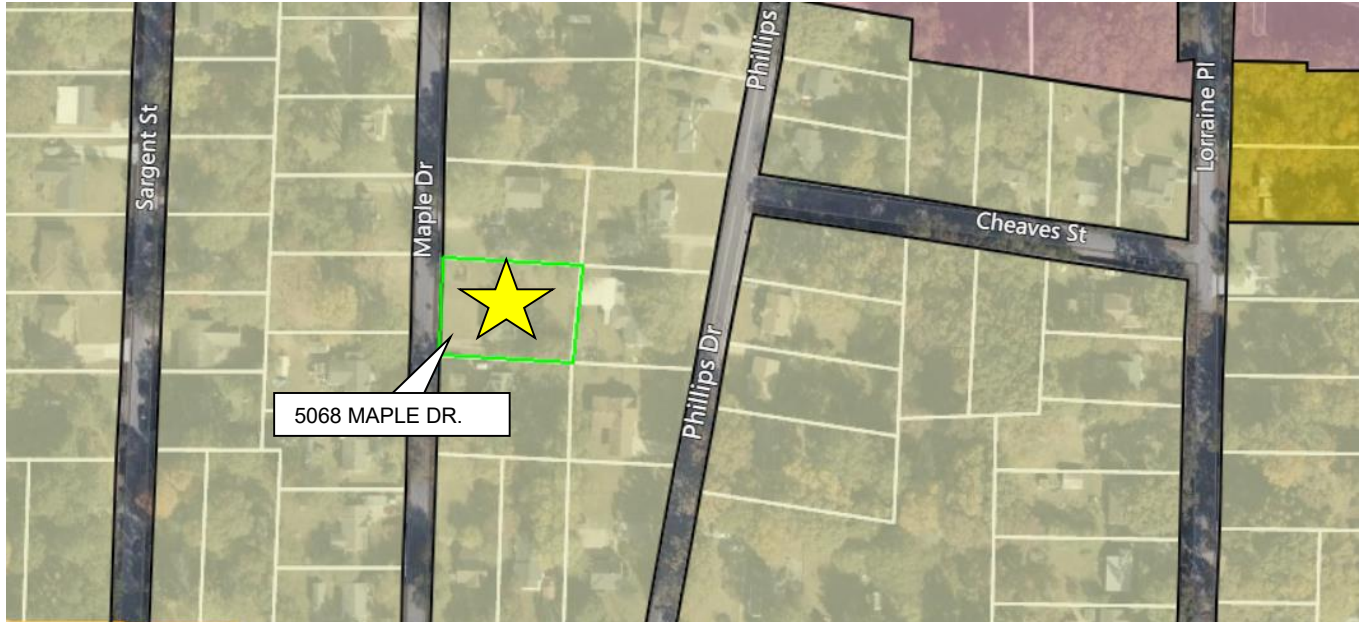
Zoning Classifications of Contiguous Properties

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



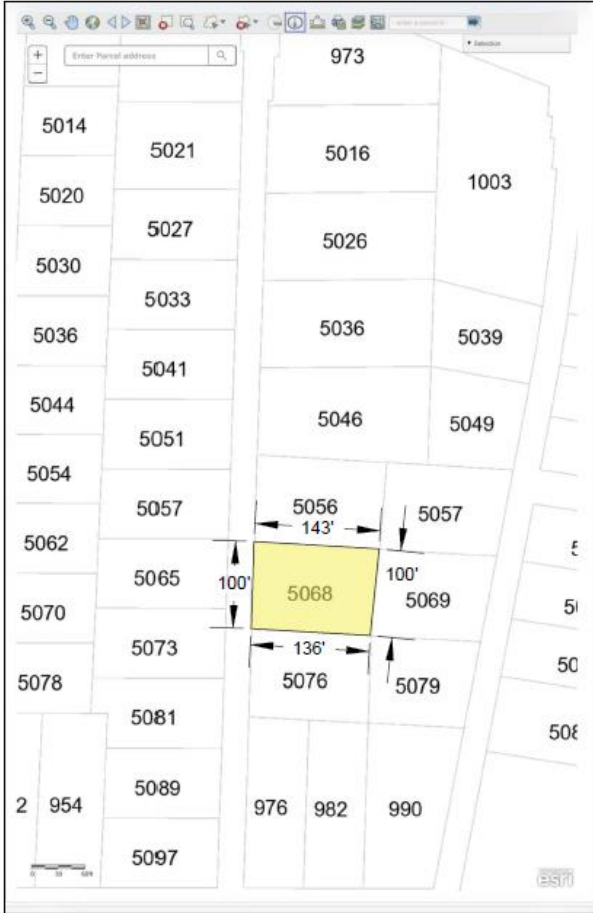
ZONING MAP



CURRENT CONDITIONS -PHOTOS

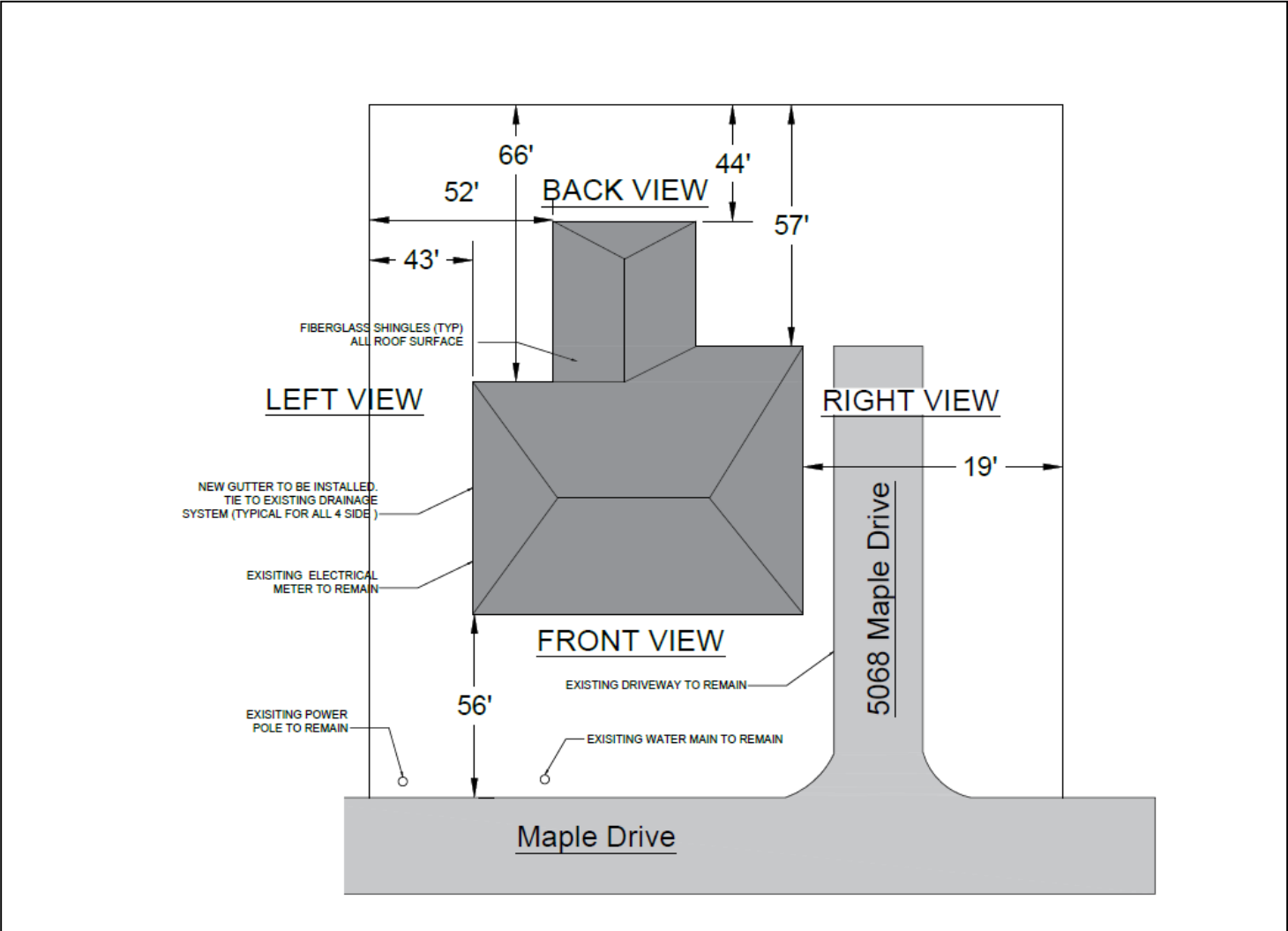


SURVEY

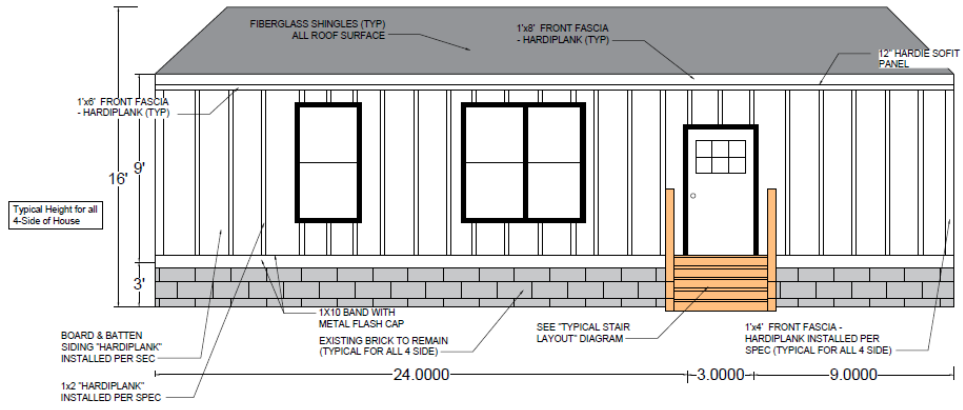


SITE PLAN

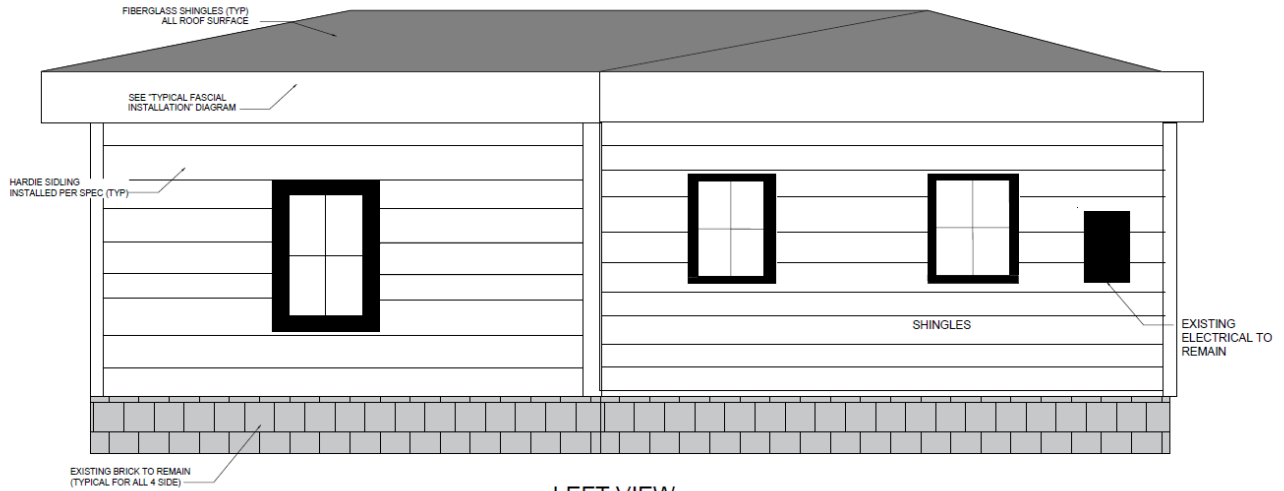
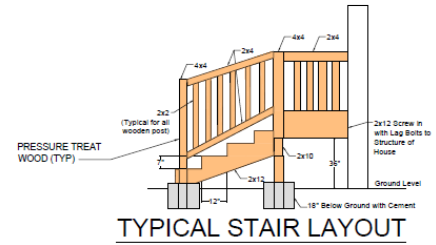
This site plan is of the existing home within the same footprint.



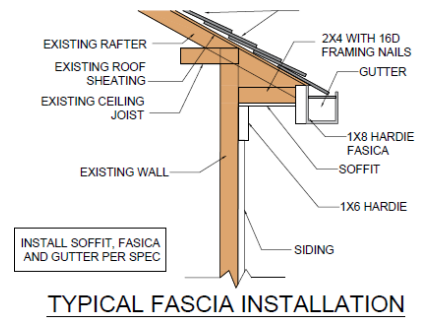
ELEVATIONS

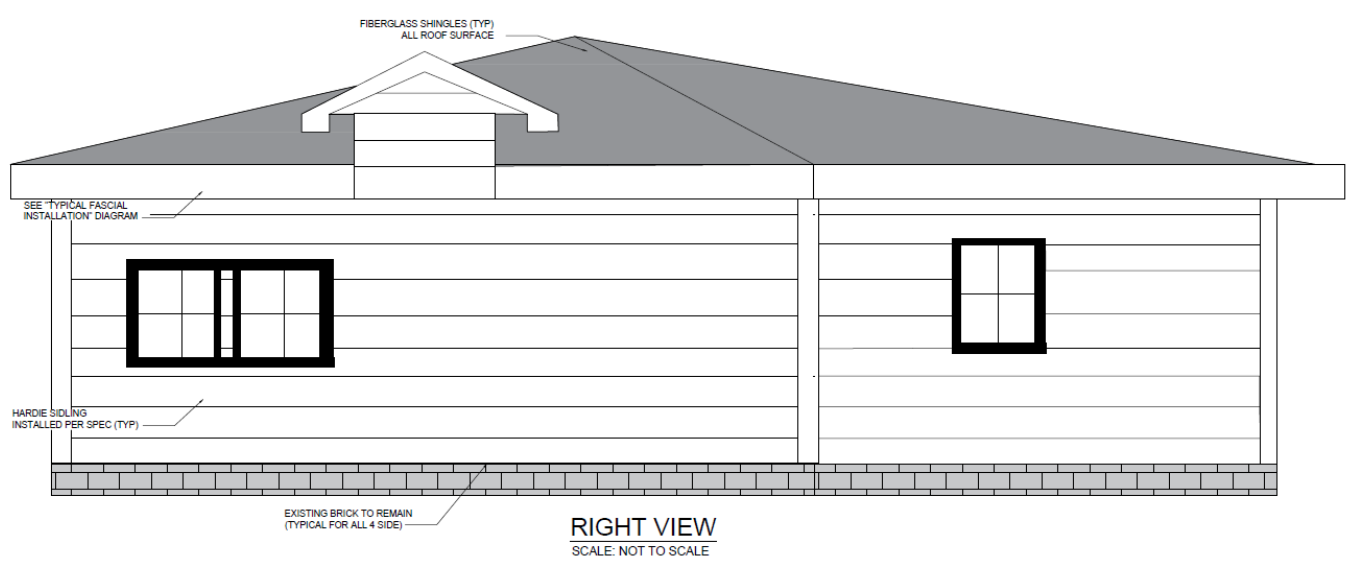
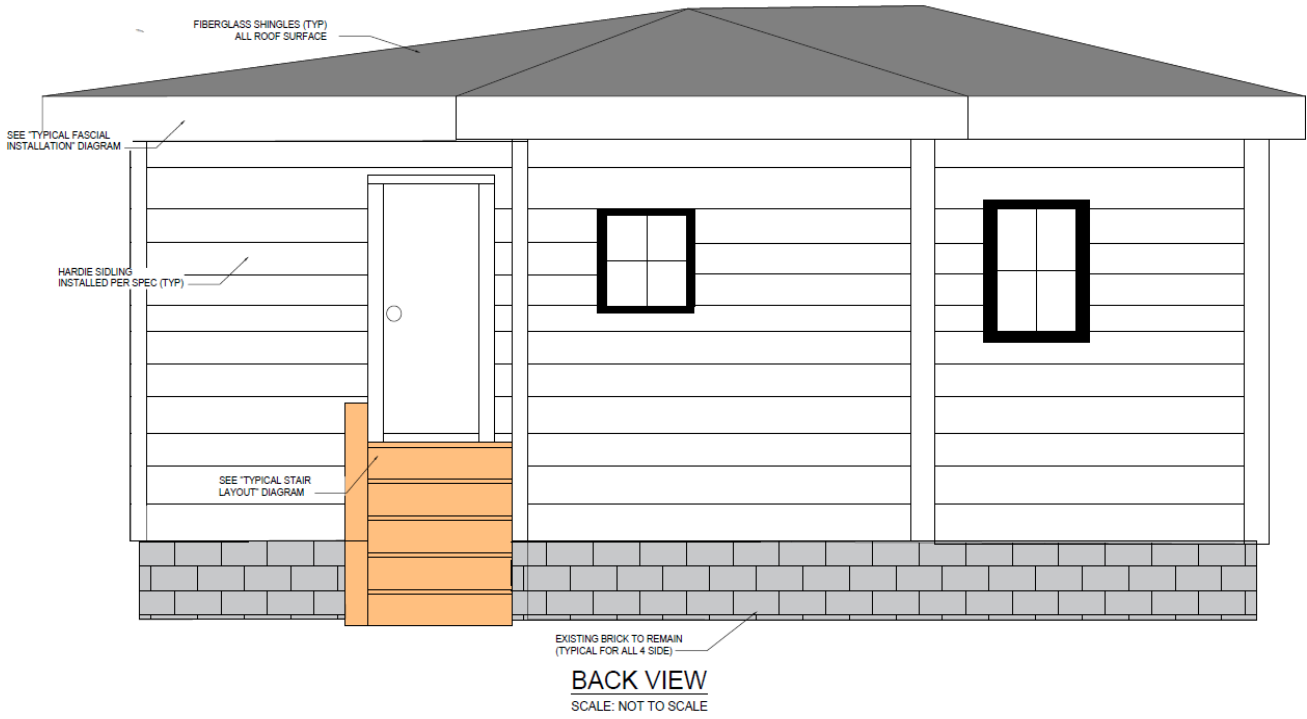


FRONT VIEW
SCALE: NOT TO SCALE

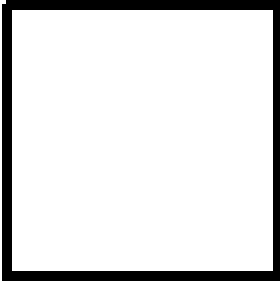


LEFT VIEW
SCALE: NOT TO SCALE

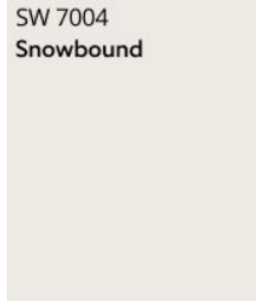




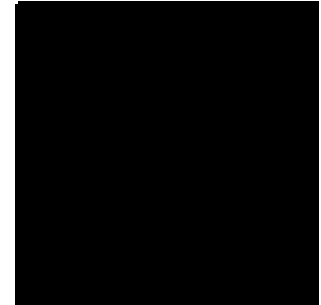
Material & Color Examples



Exterior Paint: Sherwin Williams – Pro Industrial – Semi-gloss White
Color # B66-w-1517



Exterior Paint: Sherwin Williams – Snowbound
Color # HGSW7004



Exterior Paint: Sherwin Williams – Tricorn Black
Color # HGSW6258



Exterior Paint: BEHR – REDWOOD SMOOTH SOLID
Color #SC-330



Roof:
Fiberglass Shingles Roof



Exterior Siding:
Hardie Plank lap siding



Exterior Siding:
Board & Batton Siding



EXTERIOR STAIRS:

WOOD



Gutters:
Tricorn Black

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