



CITY OF FOREST PARK

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

URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: August 16, 2024

Prepared By: Nicole C.E. Dozier, Planning & Community Development Director

Staff Recommendation: Approval w Condition

APPLICANT INFORMATION

Name: Winston Lewis
Address: 5024 Park Ave, Forest Park GA 30297
Site Address: 4593 Ernest Dr
Acreage: .24
Current Zoning: Residential Single-Family District (RS)
Parcel ID Number: 13048A C029

REQUEST

The applicant is requesting approval of the design for a new 1500 sq ft, three (3) bedroom / (2) bathroom, wood frame, single-family home located at 4593 Ernest Dr. The home will be built on concrete footings, with smooth masonry walls and two (2) parking spaces at the rear of the building. The site is currently vacant with approximately .24 acres of land.

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



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(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	Gillem District (GZ)	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Gillem District (GZ)

The design components are planned in such a fashion that they are 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.

The design protects the 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; no secondary structures are proposed.

Front Façade Material & Colors

Siding: Hardiplank Lap siding Slate Gray; Vertical Board & Batten siding White

Roof: Asphalt shingles Black

Exterior Gutters: Amerimax– Gutter and White Prefinished Metal Gutter

Windows: Sashes Black

Doors: Black

Porch: 6”pt. wood posts; semi-permanent stain Storm Gray



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Side/Left & Right Façade Materials & Colors

Siding: Hardiplank Lap siding White

Roof: Asphalt shingles Black

Rear Façade Material & Colors

Siding: Vertical Board & Batten White

Rear Doors: Black

Windows: Sashes Black

Porch: 6”pt. wood posts; semi-permanent stain Storm Gray

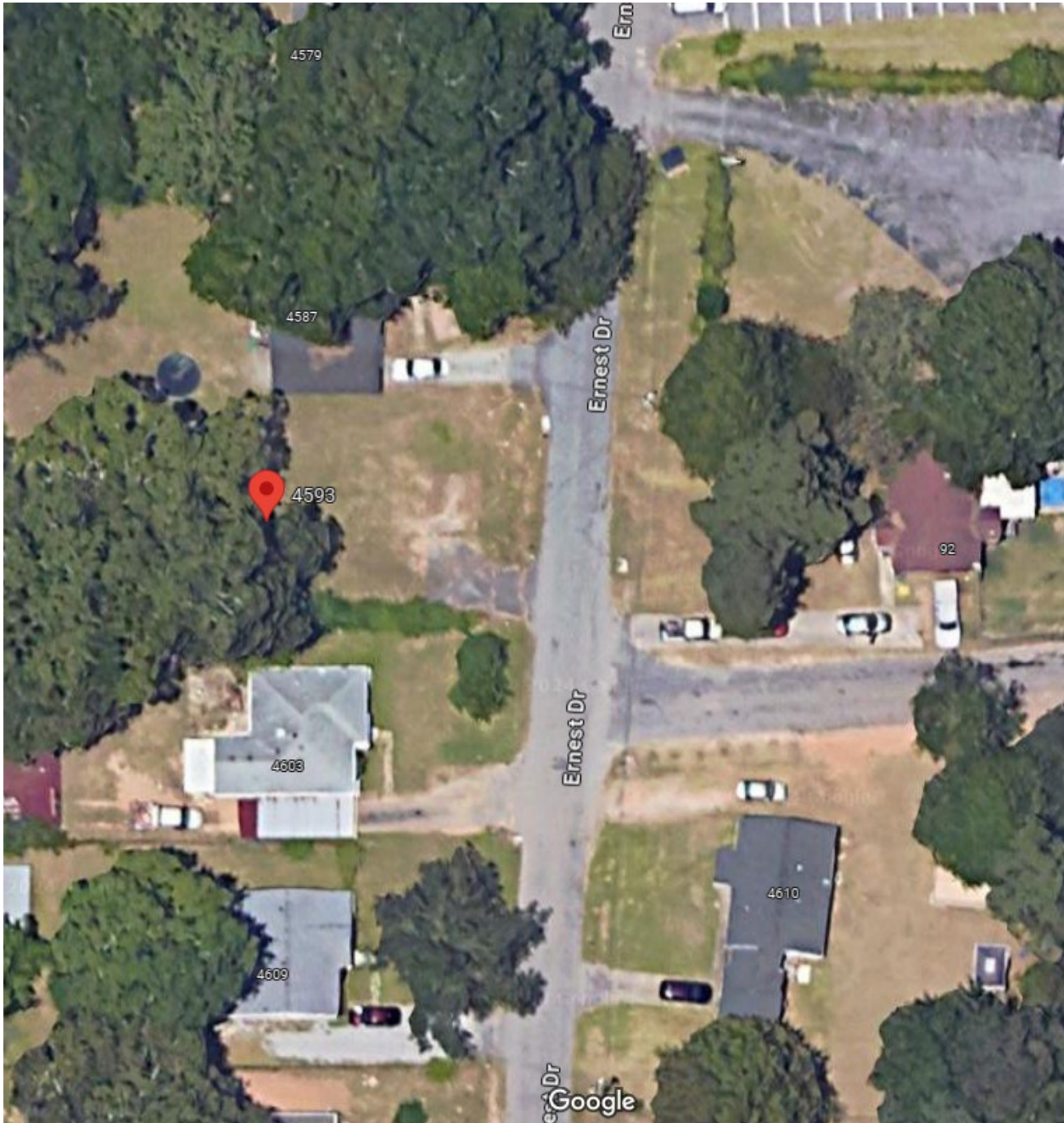


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AERIAL MAP





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ZONING MAP





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CURRENT CONDITIONS -PHOTOS



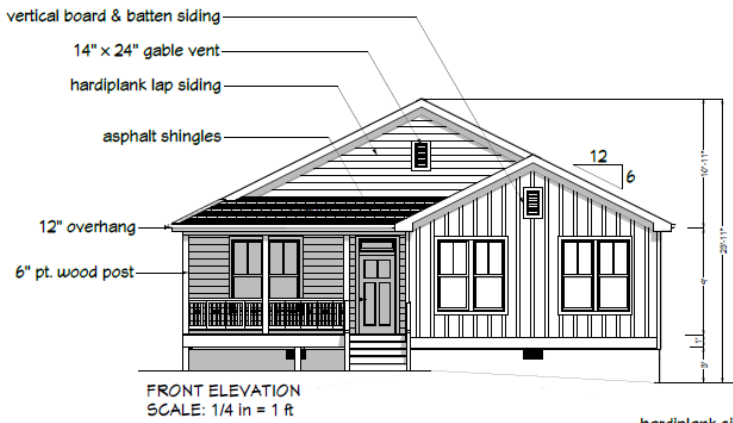


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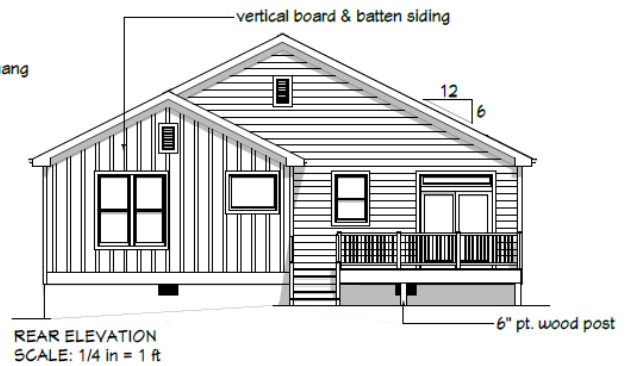
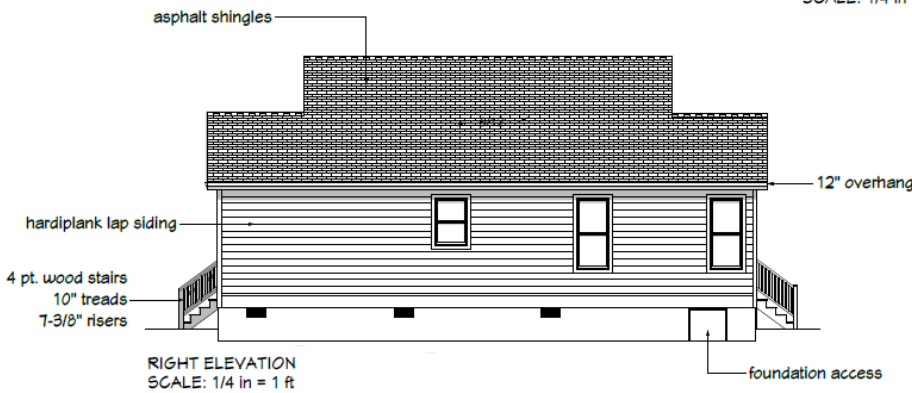
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PROPOSED ELEVATIONS

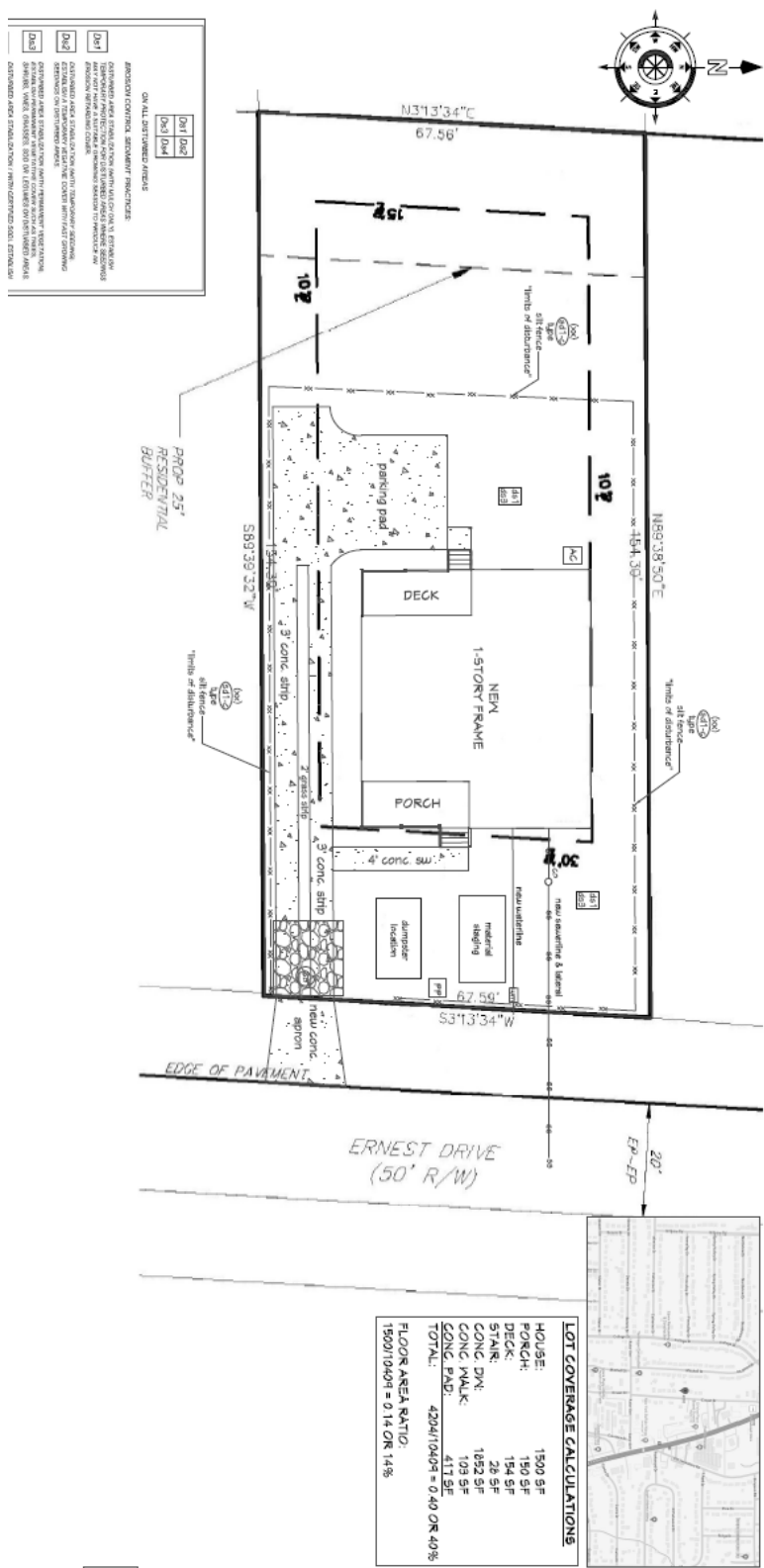


EXTERIOR PAINT COLORS:
 light grey: hardiplank lap siding & foundation
 white: vertical board & batten siding/window, door, corner trim
 black: window sashes & doors
 stained wood: decks and porch



DEI EAGER END CONSULTING

PROPOSED SITE PLAN





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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. Staff recommends that the UDRB **APPROVE with Conditions** the proposed project.

Approval

Denial

X Approved with Conditions:

The applicant must obtain a variance to exceed the maximum lot coverage of 30%