



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 07, 2023

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Tammy Hightower Shepard

Address: 5760 Jefferson Ave

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 5760 Jefferson Ave

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13111A A020

FINDINGS OF FACT

The applicant is requesting the approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 5760 Jefferson Ave. The previous home was demolished, due to a tree falling on the previous structure destroying the home and causing it to be condemned. The rebuilding of the new home will include a new structure, all new windows, siding, and brick. This update will be a completely new development construction home.

The façade that will be included in the newly built construction features a Gable & Valley Roof design with what appears to be an exterior Hardie plank finish, cedar siding and shake. The roof will include five (5) gables with added features to the front and sides of the proposed structure. The entrance of the front façade will include a ridge cap and EIFS system. The western exterior of the structure will include a fire place that will have cedar siding & shake façade. The bottom half of the home will include a red brick water table surrounding the perimeter of the home.

Front Façade Material & Colors

Ridge Cap: 3d414a -Black & Grey

EIFS System around fenestrations: FFFFF8 White

EIFS System on Tower Caps: C9CED0 -Aluminum/Silver

Flat parapet of roof: Pre-weathered (Dark Gray)

Brick Water table: AA4A44 - Red brick

Hardie Plank -: E8E3DB – Crème

Cedar Siding & Shake - E8E3DB – Crème
 Windows – Double pane glass

Side Façade Material & Colors Facing East

Ridge Cap: 3d414a -Black & Grey
 EIFS System around fenestrations: FFFFF8 White
 EIFS System on Tower Caps: C9CED0 -Aluminum/Silver
 Flat parapet of roof: Pre-weathered (Dark Gray)
 Brick Water table: AA4A44 - Red brick
 Hardie Plank -: E8E3DB – Crème
 Cedar Siding & Shake - E8E3DB – Crème
 Windows – Double pane glass

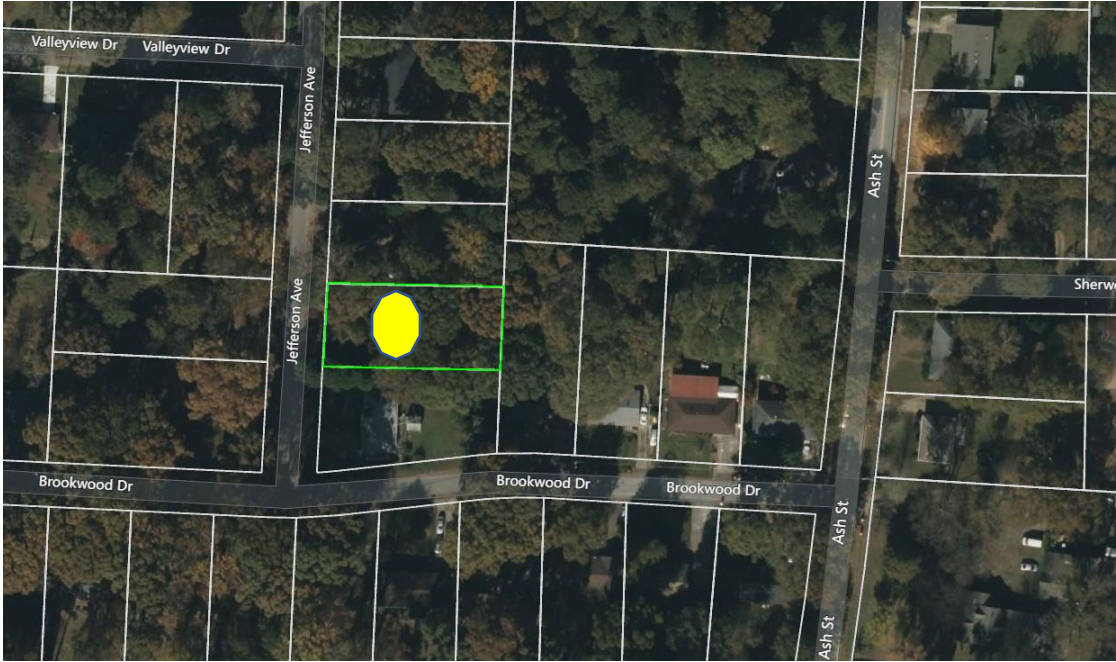
Side Façade Material & Colors Facing West-

Ridge Cap: 3d414a -Black & Grey
 EIFS System around fenestrations: FFFFF8 White
 EIFS System on Tower Caps: C9CED0 -Aluminum/Silver
 Flat parapet of roof: Pre-weathered (Dark Gray)
 Brick Water table: AA4A44 - Red brick
 Hardie Plank -: E8E3DB – Crème
 Cedar Siding & Shake - E8E3DB – Crème
 Windows – Double pane glass

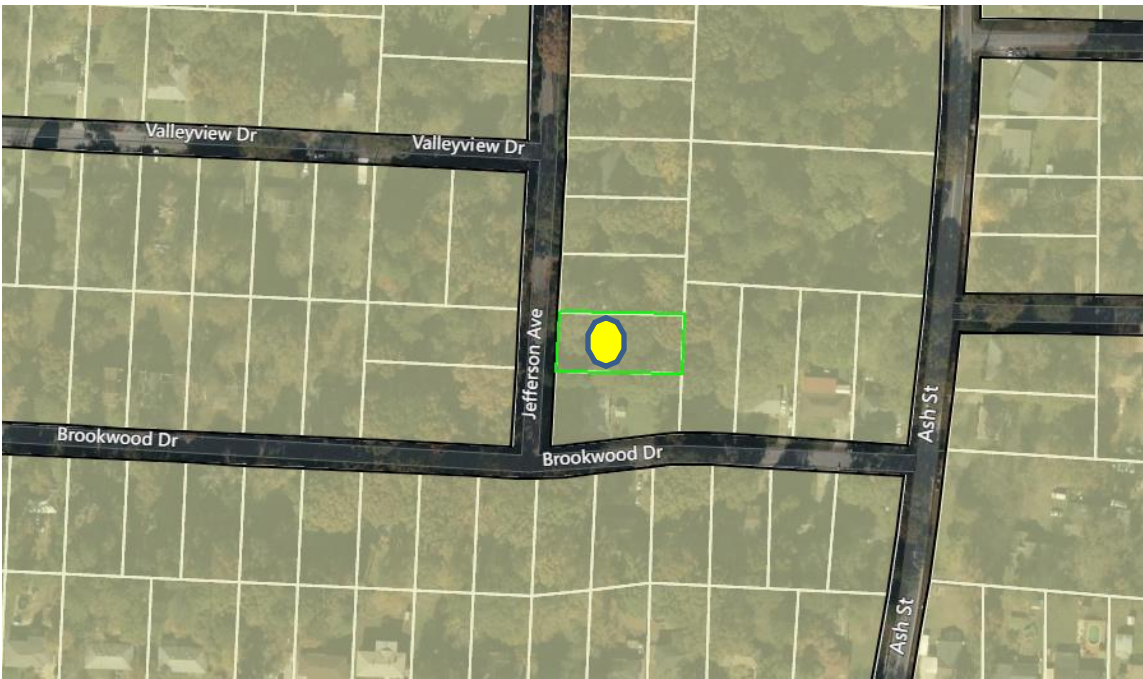
Zoning Classifications of Contiguous Properties

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

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

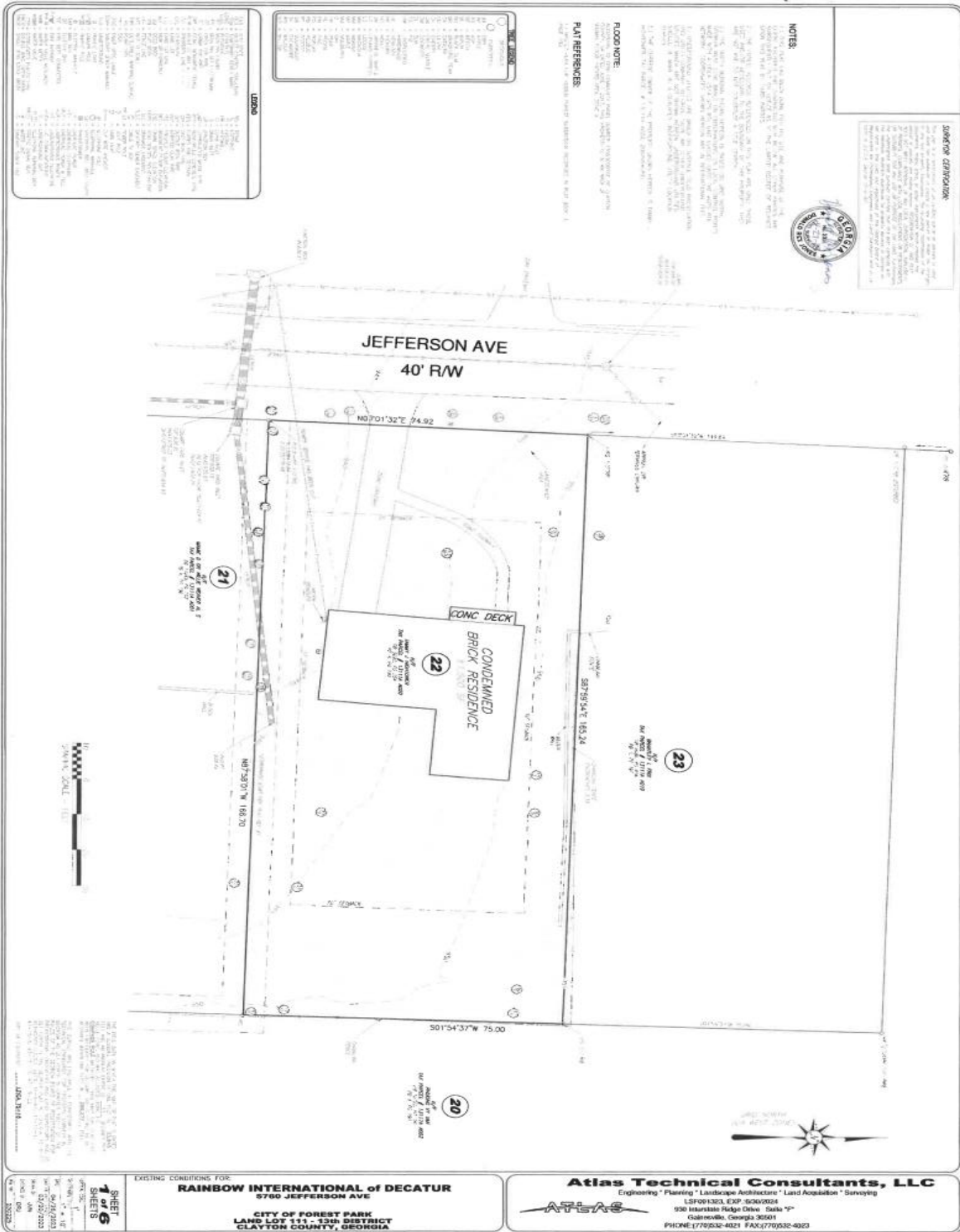
PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





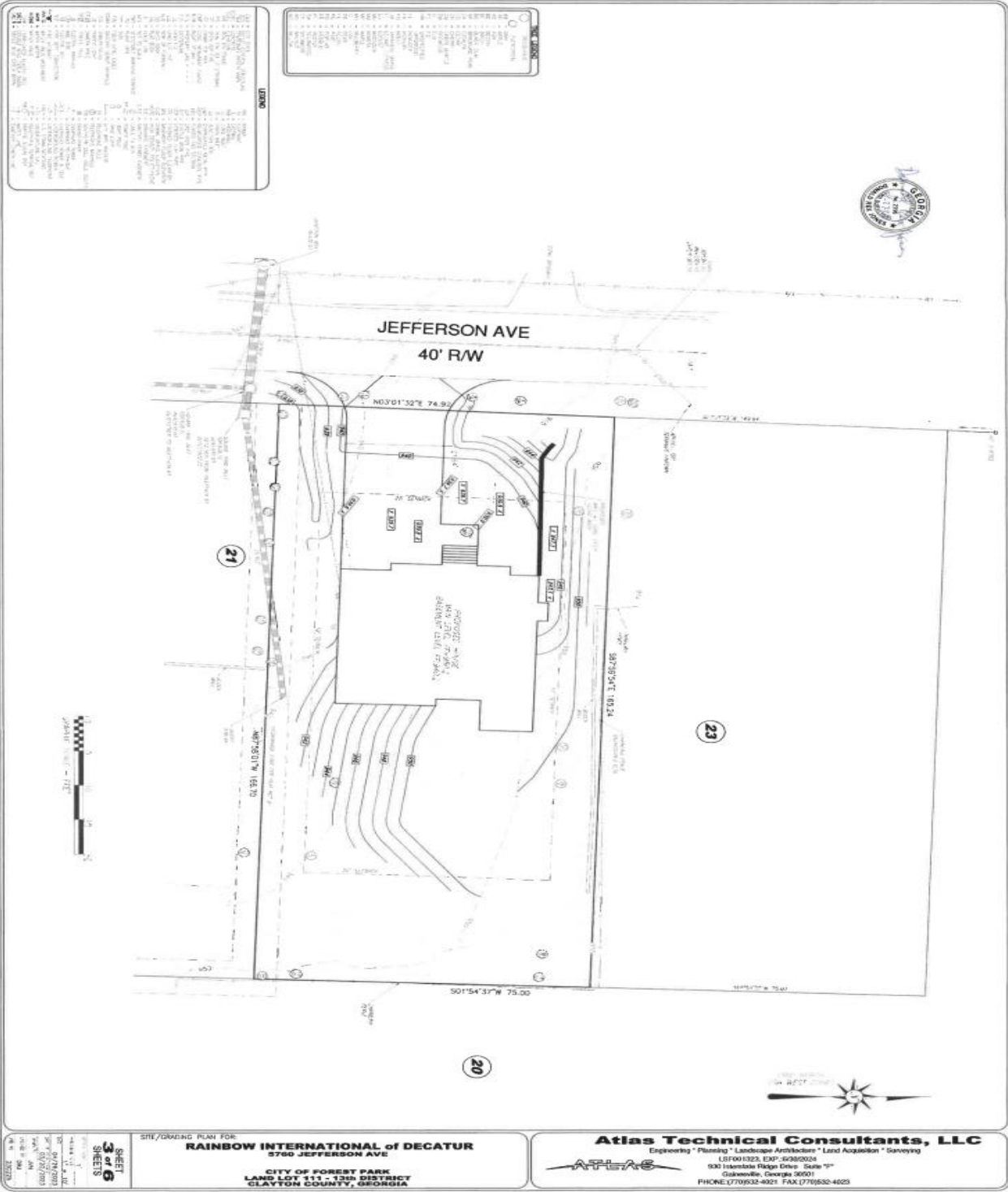
EXISTING SURVEY

Previous Condemned Brick Residence



NEW SURVEY

New Proposed Residence



ELEVATIONS



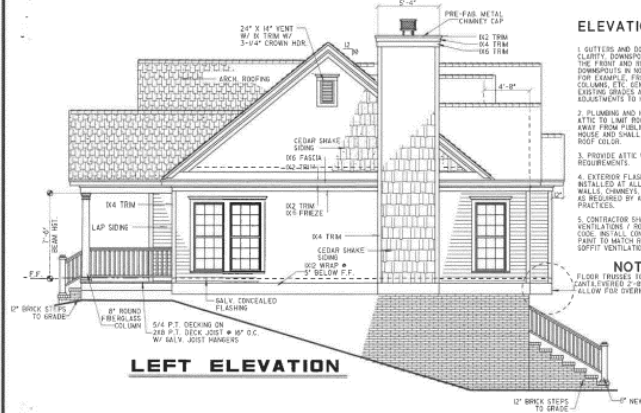
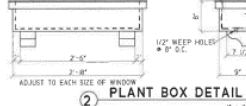


1 CROWN HEADER DETAIL
1" x 4"

3 CORNER 1/4 TRIM DETAIL
3" x 4"



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

- ELEVATION NOTES:**
- GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN INDIVIDUALLY OPENING LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING DRAINS AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
 - PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PLENUM V.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
 - PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
 - EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
 - CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION. (ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL LOW VOLUME ROOF FORTIFICATION AND SOFFIT VENTILATION AT OVERHANGS).

NOTE:
FLOOR TRUSSES TO BE LANTERNED 2'-0" TO ALLOW FOR OVERHANG.

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NOTICE TO THE CONTRACTOR

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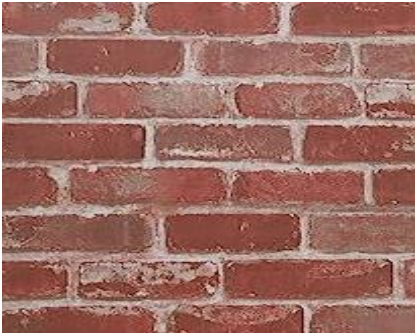
ELEVATIONS PLAN / NOTES

NDG476

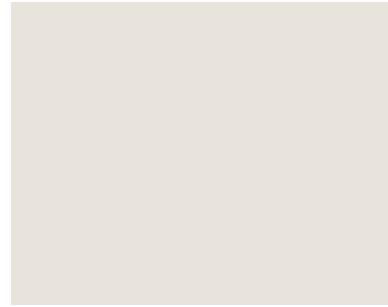
"Where Traditional Values and Family Come Together"



**Material & Color Examples
5760 Jefferson Ave**



Red Brick – water table



Exterior Paint – E8E3DB - Creme



Shutters and front door (burgundy)



Ridge Cap roof Example (Black & Grey)



House Trim - FFFFF8 - White



Cedar Shake Siding



Hardie Plank Siding

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