

<b>Project Name</b>	<b>Housing Authority of the City of Roswell</b>
<b>Property Location</b>	<b>199 Grove Place (LL 766)</b>
<b>Owner/Petitioner</b>	<b>Harry Pelfrey, Housing Authority</b>
<b>Petitioner's Request</b>	<b>Multi-Family Housing Renovation</b>

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### **Background**

The subject property is on 7.39 acres located at 199 Grove Place. The property is currently zoned R-3 (Multi-Family Residential District) and is managed by the Housing Authority of the City of Roswell.

The applicant is proposing the following improvements to the property:

- Expand living rooms into existing side porches
- Add new porches onto the front of the existing units
- Add sidewalks that lead to the new porches

### **Site Plan Analysis**

The site plan shows fifteen (15) existing structures to be renovated. It also indicates the proposed porches being at the front of each unit, with new sidewalks connecting the porches with the existing sidewalk system.

### **Landscape Plan Analysis**

Noted on the site plan is that one 3" caliper tree is to be provided per dwelling unit and located according to PHA and HUD requirements.

### **Elevations**

Elevations indicate proposed porches being added to the front of each unit, as well as a living room expansion where the existing porches are located. Stone veneer is proposed halfway up the front of each unit, and completely covering the living room additions. Elevations also indicate both a new shingle roof over the majority of the building, as well as a metal roof over the proposed porches. The proposed color of the metal roof is not indicated on the plans.

### **Design Guidelines**

The site is subject to the Citywide Design Guidelines as stated in Article 19 of the City of Roswell Zoning Ordinance.

**Department Comments**

## Planning:

- Please indicate the color of the metal roof.

## Engineering:

- No comment.

## Building:

- No comment.

## Tree:

- No comment.

## PW:

- No comment.

## Fire:

- No comment.

## Transportation:

- No comment

**Recommended Conditions**

Staff recommends that this applicant be approved.

**Attachments**

- DRB application, letter of intent, photographs of existing buildings and site plan  
Dated Received October 9, 2009.