

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Tuesday, August 18, 2026

6:00 PM

2nd Floor Conference Room

Architectural Review Board

Jeff Hopper, Chair

Barbara Grayson, Vice Chair

Naim Harrison

Bill McLees

A. Call to Order**B. Approval of Previous Meetings Minutes****[Architectural Review Board – Regular Meeting – July 21, 2026, 6:00 PM](#)****C. Unfinished Business****D. New Business**

- 1. 2026-286: COA2025-004 (372 Lawrenceville Street)**
Consideration of architectural modifications to three previously approved townhomes

Attachments:

1. Staff Report_Amendment to Brick Type

- 2. 2026-287: COA2026-011 (53 Born Street)**
Consideration of architecture for a proposed garage

Attachments:

1. Staff Report
2. Proposed Floor Plan
3. Redacted Application
4. Redacted Owners Affidavit

- 3. 2026-288: COA2026-012 (352 Wingo Street)**
Consideration of architecture for a proposed single-family home

Attachments:

1. Staff Report
2. Proposed Floor and Roof Plan
3. Redacted Application

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**F. Adjourn**

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Minutes

Tuesday, July 21, 2026

6:00 PM

2nd Floor Conference Room

Regular Meeting

Jeff Hopper, Chair

Barbara Grayson, Vice Chair

Naim Harrison

Bill McLees

A. Call to Order

The meeting was called to order by Chair Jeff Hopper at 6:00 pm.

Attendee Name	Title	Status	Arrived
Jeff Hopper	Chair	Present	
Barbara Grayson	Vice Chair	Present	
Naim Harrison	Board member	Present	
Bill McLees	Board member	Present	

B. Approval of Previous Meetings Minutes

Approval of the June 16, 2026, meeting minutes of the Architectural Review Board.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Jeff Hopper, Chair

SECONDER: Naim Harrison, Board Member

AYES: Hopper, McLees, Harrison, Grayson

C. Unfinished Business

D. New Business

1. 2026-236: COA2026-009 (60 North Barton Street)

Summary of Request

The applicant seeks to add a roof-mounted photovoltaic/solar panel system to an existing single-family residence.

ARB Conditional Approval

The Architectural Review Board granted approval of the application, subject to staff recommendations and the following conditions:

- The applicant will be required to install the tree density units as specified by the Arborist as well as all other landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance, if applicable.
- Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
- An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Jeff Hopper, Chair

SECONDER: Barbara Grayson, Board Member

AYES: Hopper, McLees, Harrison, Grayson

2. 2026-237: Door Revision (60 North Barton Street)**Summary of Request**

The applicant seeks to revise the door approved under COA2025-037.

ARB Approval

The Architectural Review Board approved the proposed door replacement, replacing the door originally approved under COA2025-037.

RESULT: APPROVED [UNANIMOUS] 4-0

MOVER: Barbara Grayson, Board Member

SECONDER: Naim Harrison, Board Member

AYES: Hopper, McLees, Harrison, Grayson

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**F. Adjourn**

Jeff Hopper motioned to adjourn the meeting at 6:09 pm, seconded by Naim Harrison. The vote was unanimous, 4-0.



Meeting Date: 8/18/2026 at 6:00 PM

Petition Number: COA2025-004

Project Type:

Townhome Development

Property Location:

372 Lawrenceville Street

Tax Parcel ID:

6242 006

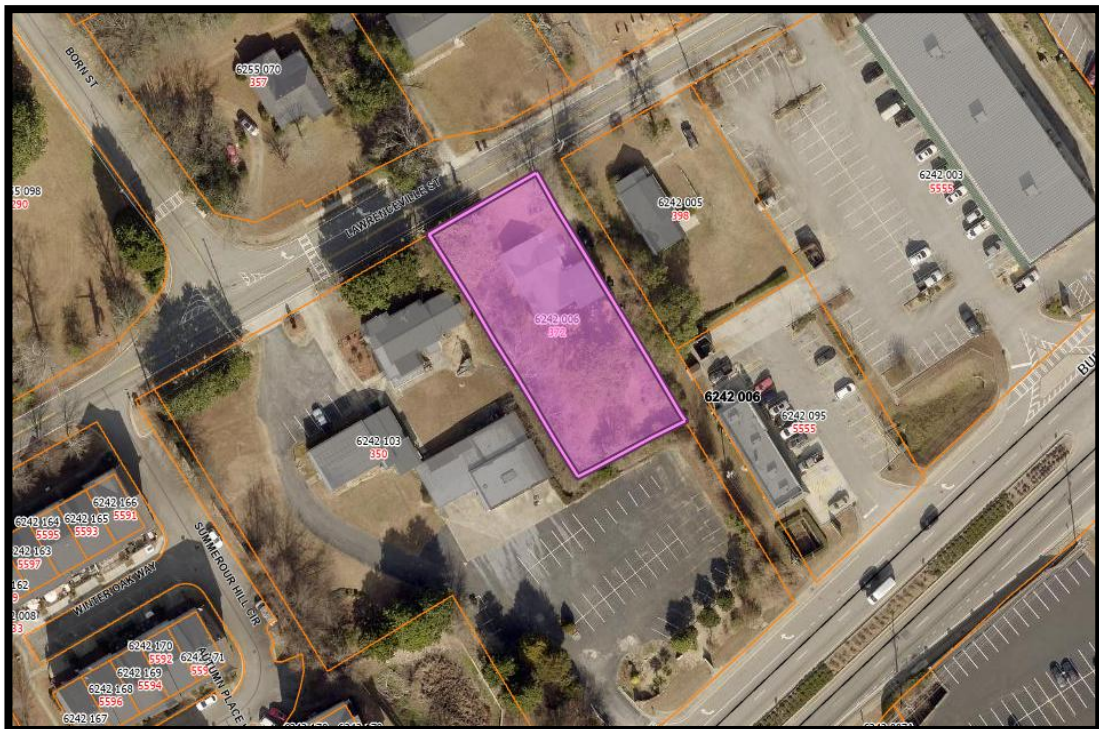
Petitioner:

Adrienne Holmes

Petitioner's Request:

Consideration of architectural modifications to three previously approved townhomes

Vicinity Map:



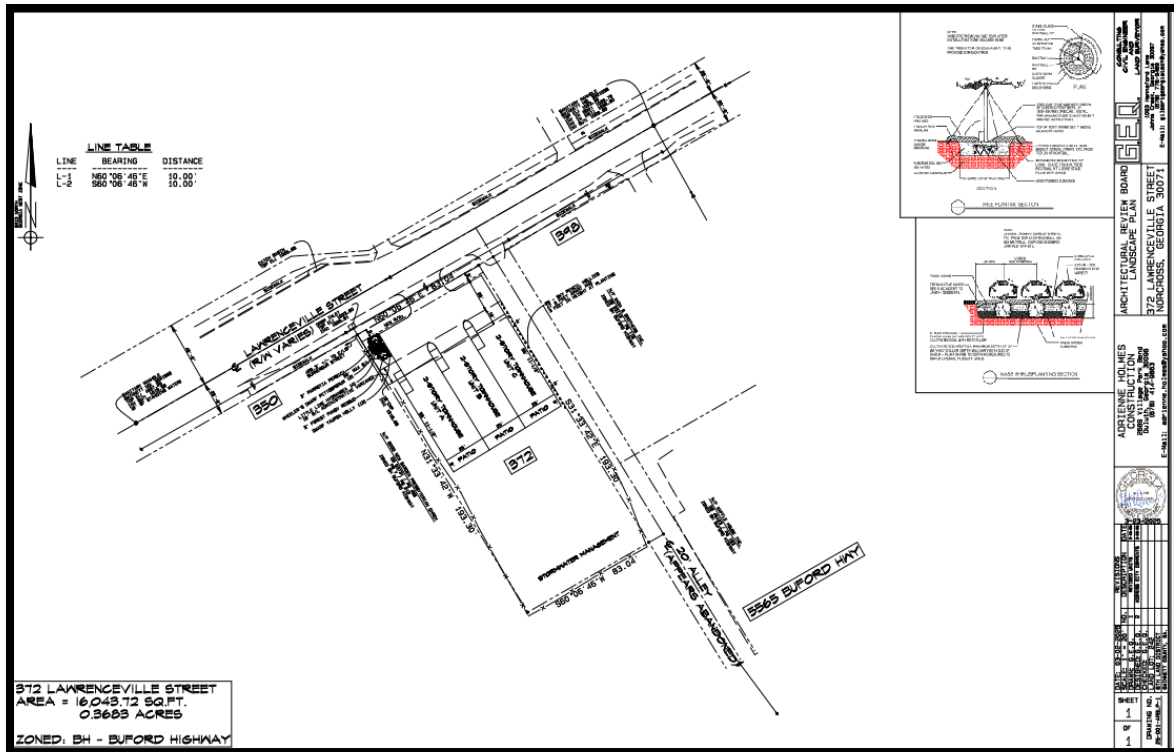
PROPERTY INFORMATION	
Property Location	372 Lawrenceville Street
Acreage:	Approximately 0.37 Acres
Existing Lot Dimensions:	Lot frontage along Lawrenceville Street: 83.04 feet Lot Depth: 193.30
Existing Building Dimensions:	N/A
Topography:	High Point: Northeast corner Low Point: Southeast corner
Elevation:	High Point: 1024 feet Low Point: 1014 feet
Encumbrances:	N/A

Project Description

The applicant seeks to build three (3), two-story townhomes on 0.37-acre lot which is currently zoned BH, Buford Highway, which permits residential townhouse developments. The townhomes proposed square footages will be approximately 3,200 square feet and greater. Stormwater management will be provided in the rear yard of the subject property.

Site Plan

The applicant's site plan shows three (3) proposed townhome units. The City Engineer has requested a five (5') foot dedication of right of way. There will be one (1) curb cut which provides adequate driveway space, accommodating a turnaround on-site prevents future residents from having to back out into Lawrenceville Street. The front building line setback will be 30 feet, 10 of which will approved administratively by the Community Development Director per the Unified Development Code, which allows a maximum front setback of 20 feet for the BH zoning district.



Landscape Plan

The applicant shows landscaping on the site plan, specifically identifying the location and species of proposed plants. The applicant will be required to install the tree density units as specified by the Arborist as well as all other landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance.

Proposed Front Elevation (Adjacent to Lawrenceville Street)



The front elevation will consist of Oyster Grey for the brick façade color and the hardie/lap siding will be Keystone Grey. All three (3) townhomes will feature front loading garages.

Discussion Items for Proposed Front Elevation: 1. What will the color of the front doors be? 2. What will the color and materials of the awnings be? 3. What will the color and materials of the garage doors be?

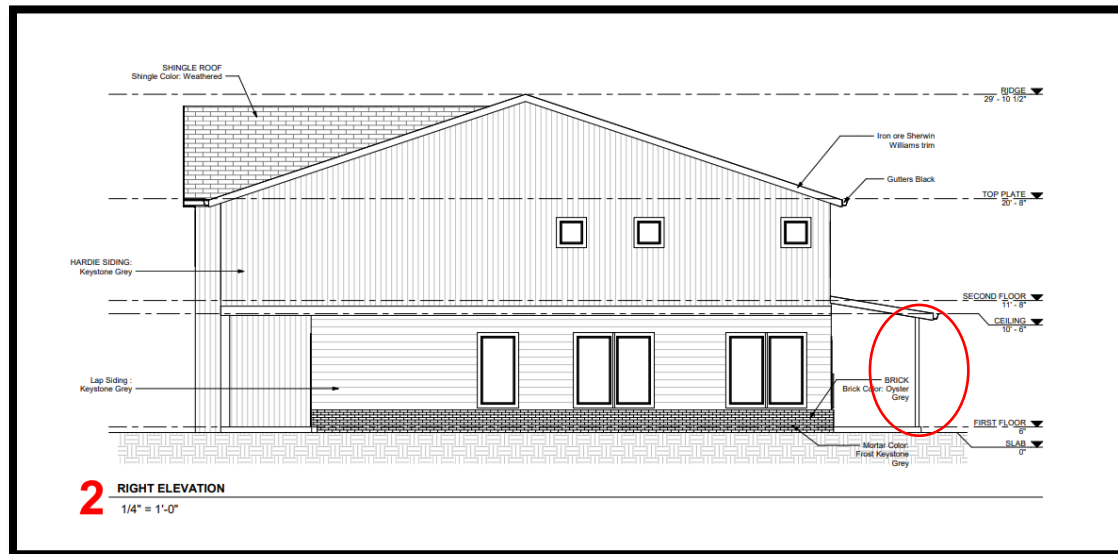
Proposed Rear Elevation



The rear elevation will consist of hardie siding and lap siding that will be Keystone Grey. The brick water table will be Oyster Grey. All three (3) townhomes will feature a contiguous rear patio defined by a single support post.

Discussion Items for Proposed Rear Elevation: 1. What will the color of the rear doors be? 2. What will the color of the window trims be?

Proposed Right Elevation



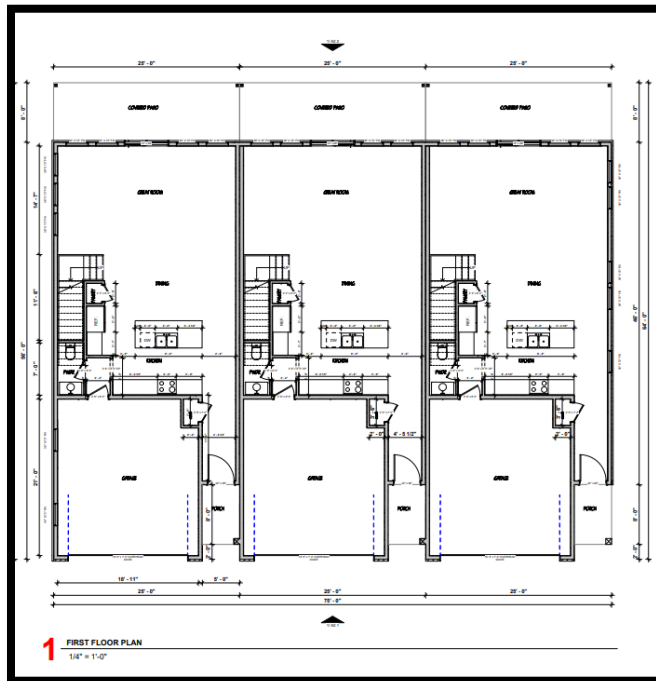
Proposed Left Elevation



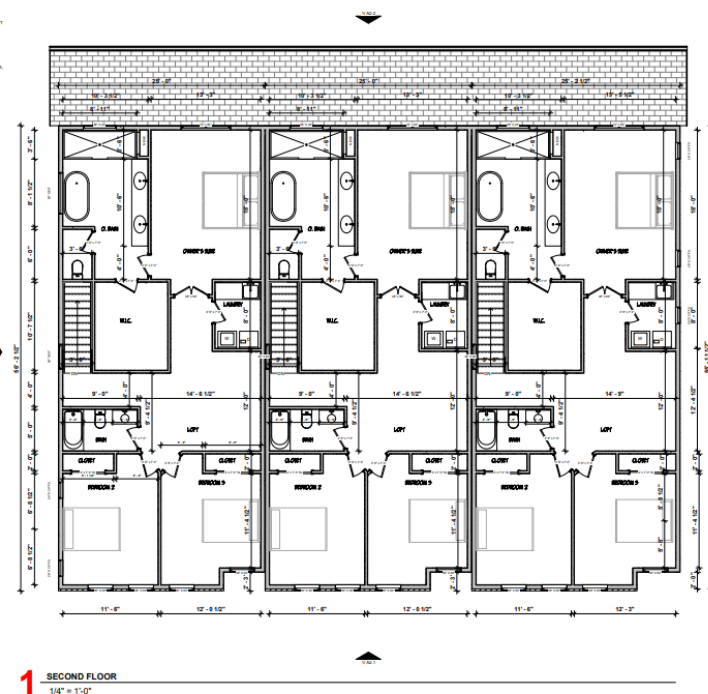
Side elevations will consist of Keystone Grey for both the hardie siding and lap siding. The brick color presented on the water tables is Oyster Grey and the mortar color is Frost Keystone Grey.

Discussion Item for Left and Right Elevation: What color will the posts circled in red above be?

First Floor Plan



Second Floor Plan



Applicable Building Standards:

3.5.1.25 All construction shall include a combination of architectural treatment of brick or stone masonry, stucco, wood, or other durable materials.

3.5.3.1 All residential construction shall include a combination of architectural treatments, such as brick or stone masonry, stucco, wood, or other durable materials. If masonry materials are used a minimum of (3) three facades must use the masonry material.

3.5.3.2 The reveal (exposed portion) of siding will be a minimum of four inches and shall not exceed six (6) inches.

Materials and Colors







Discussion Items: 1. Will there be a privacy fence between unit patios? 2. There appears to be side separation (circled in red above) on the left and right-side elevations presented above, what color will they be?

LWK STEELE CANYON6042060395



Soft Suede

SW-9577 · Sherwin-Williams

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	LWK STEELE CANYON6042060395	Brick
Primary Façade:	LWK STEELE CANYON6042060395	Brick
Primary Façade: Third		
Left Side:	SW 9577	Lap siding/Brick
Left Side: Second	SW 9577	Batten board
Left Side: Third		
Left Side:		
Right Side:	SW 9577	Lap siding/Brick
Right Side: Second	SW 9577	Batten board
Right Side:		
Right Side:		
Rear: First	SW 9577	Lap siding/Brick
Rear: Second	SW 9577	Batten board
Rear: Third		
Rear: Basemnt		

Discussion Items: 1. What color will the window features have?

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	Cherokee/Chateau	Brick/Hardi PLank
Garage Doors	SW 9577	Metal
Trim	SW 7069	Hardi
Mortar	Tan/Frost	Hardi
Gutters	Bronze	6 inch metal gutters
Corner Board	SW 9577	Hardi board
Railings	None	None
Windows	MI Vinyl	No grids
Window Sills	MI Vinyl	No grids
Window Muntin/Mulli	MI Vinyl	No grids
Columns	MI Vinyl	No grids
Other Architectural Features	None	
Other Architectural	None	

Recommendations

Should the ARB decide to grant approval, Staff recommends the following conditions:

1. The lap siding reveal shall be between four and six inches in width.
2. The applicant is reminded that this approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
4. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.



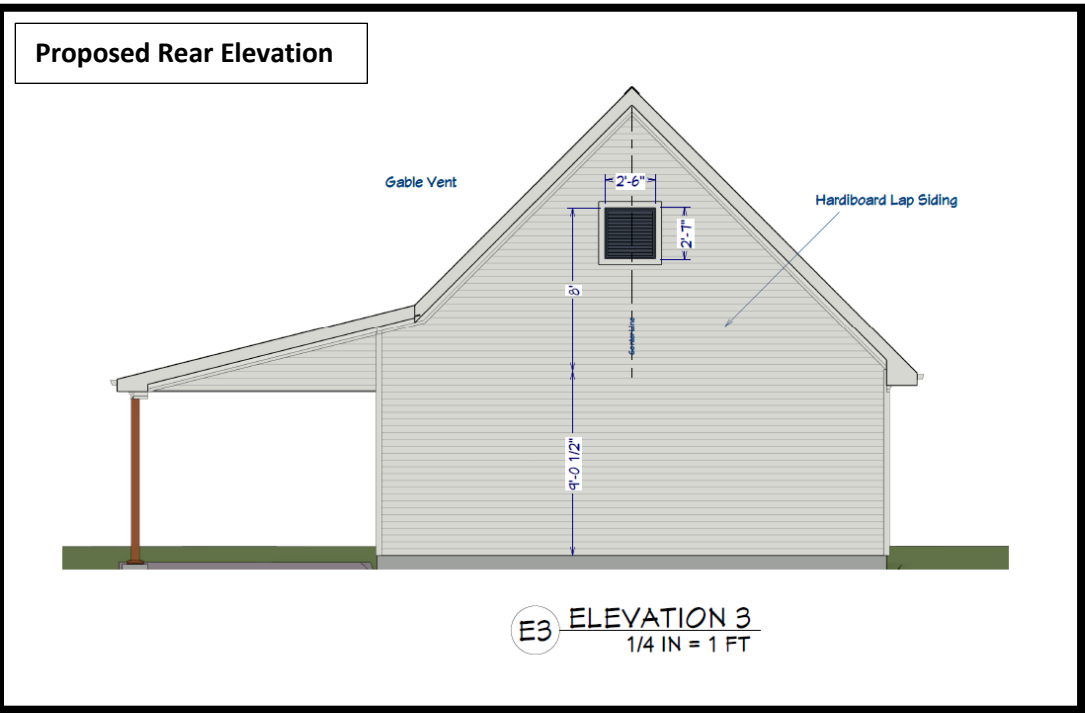
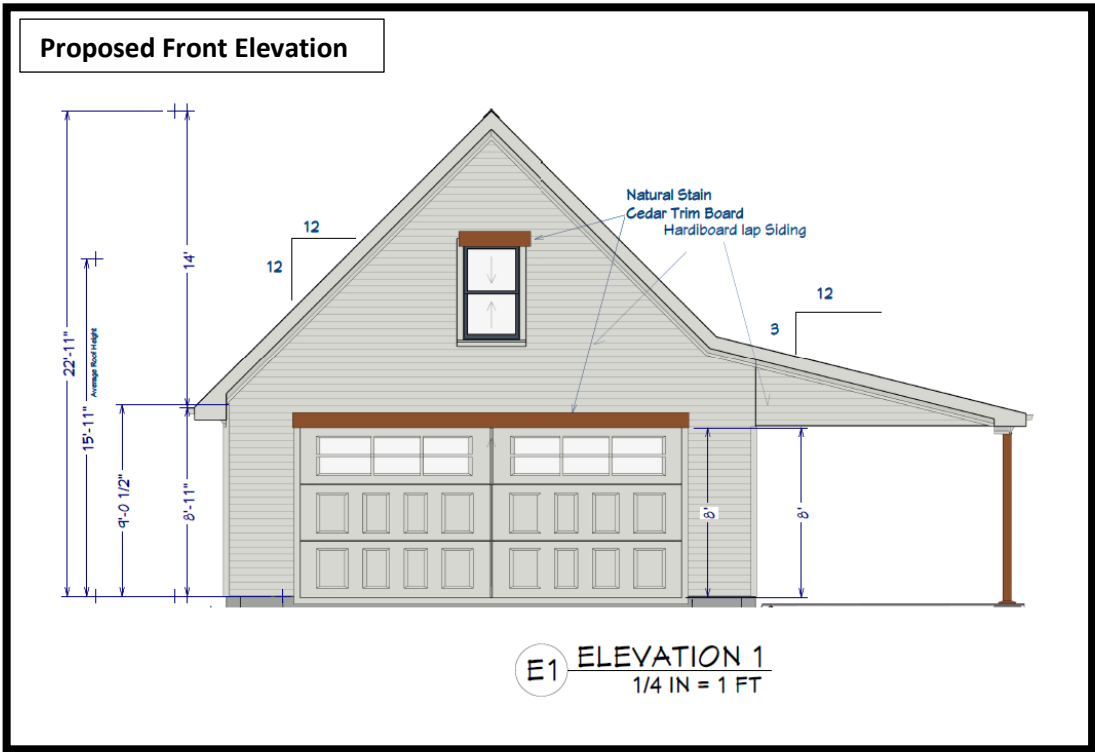
Certificate of Appropriateness

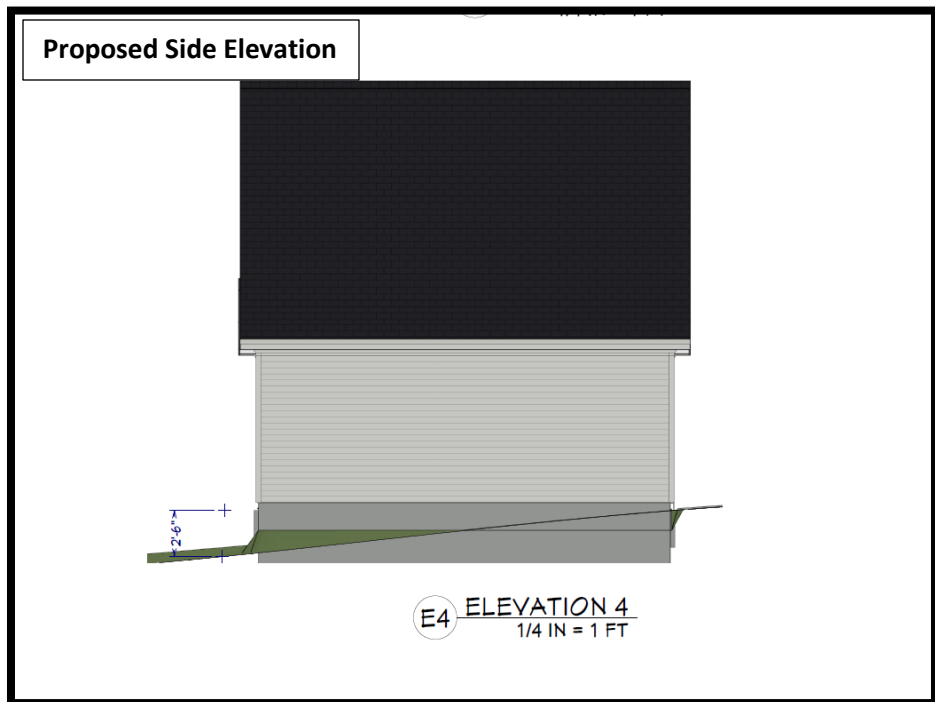
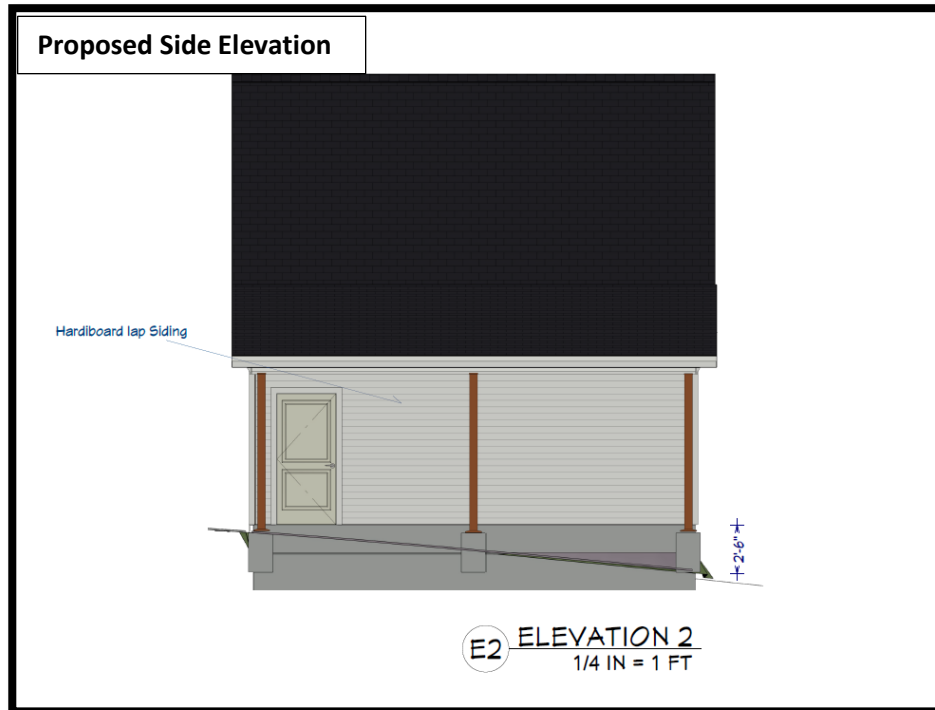
Case Number	COA2026-011
Hearing Date	Aug 18, 2026
Petitioner	Robert Forro
Property Location	53 Born Street
Current Zoning	R75-Single Family Residence
Proposed Zoning	N/A
Proposal	Consideration of architecture for a proposed garage
Character Area	7A- Historic Downtown Norcross
Site Acreage	0.4 acres
District	9
Land Lot	255
Parcel #	6255 068
Taxes Paid	N/A
Historic District	National Historic District

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Should the ARB decide to grant approval, Staff recommends the following conditions:

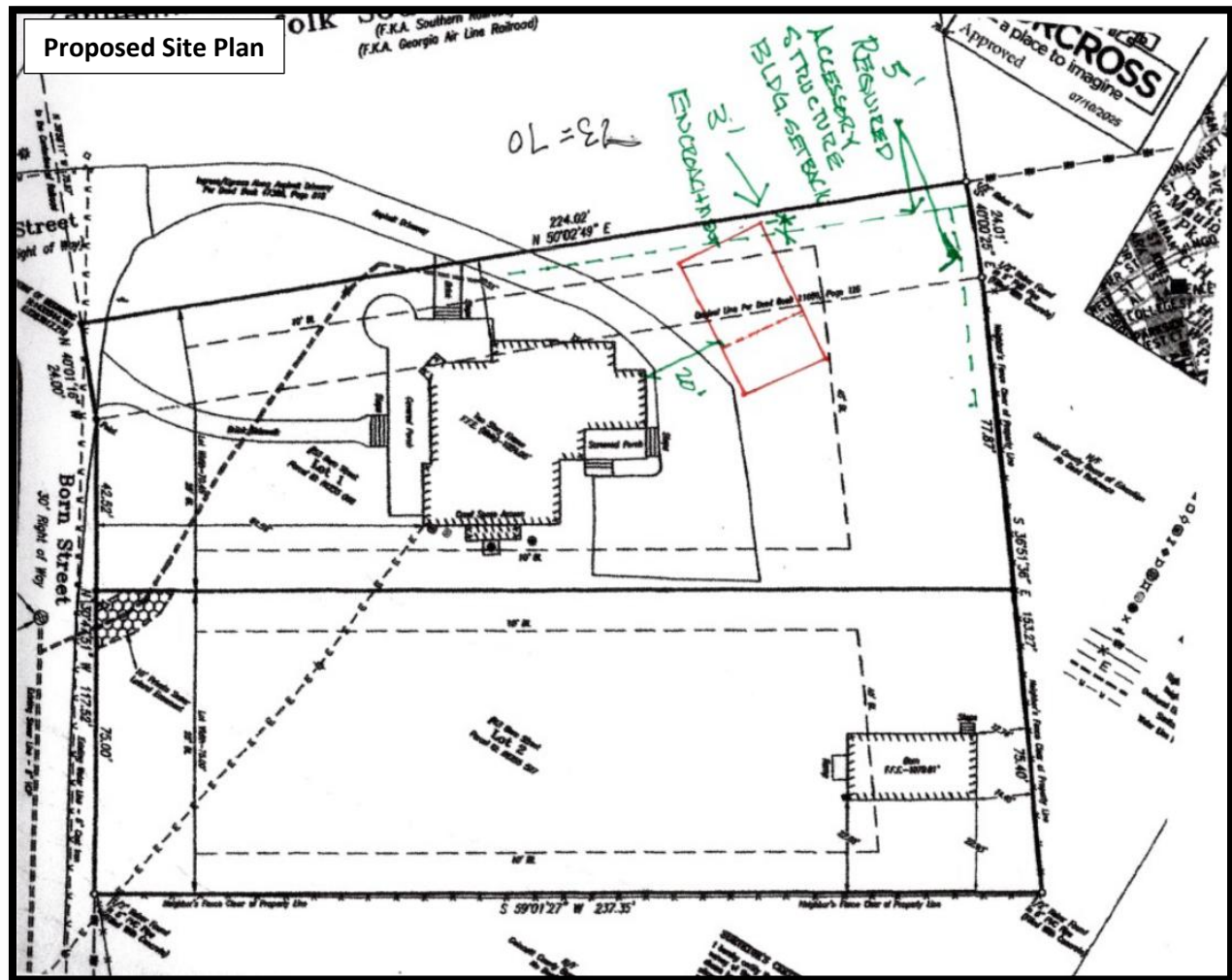
1. This approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
2. The applicant will be required to install the tree density units as specified by the Arborist as well as all other landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
4. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.





ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	MATCH EXISTING HOUSE	3" HARIBOARD SIDING
Primary Façade:	"	"
Primary Façade: Third	"	"
Left Side:	"	"
Left Side: Second	"	"
Left Side: Third	"	"
Left Side:	"	"
Right Side:		
Right Side: Second		
Right Side:		
Right Side:		
Rear: First		
Rear: Second		
Rear: Third		
Rear: Basemnt		

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry		
Garage Doors	MATCH SIDING	SHARWIN WILLIAMS
Trim	MATCH EXISTING HOUSE	"
Mortar	NA	
Gutters	NA	
Corner Board	MATCH SIDING	
Railings	NA	
Windows	MATCH EXISTING HOUSE	
Window Sills	"	
Window Muntin/Mulli	NA	
Columns	NA	
Other Architectural Features	CE. DAZ TRIM	
Other Architectural	DMC FAL MATCH TRIM	



Zoning Analysis of Proposed Site Plan

The applicant's site plan shows the existing primary dwelling and the proposed garage located in the rear yard. The applicant has filed for a variance address the setback encroachment along the northern property line (ZBA2026-006).



Summary of the applicant's proposal

The applicant seeks to construct a detached garage. The proposed architecture is attached to this analysis.

Architectural and Site Design Standards

3.11.1.1

New additions must be placed away from the front façade of the primary building, ideally in the rear or on an inconspicuous side of the historical building, and must be compatible with the original building in terms of materials, relationship of solids to voids, and color. The size and scale of the addition must be limited in relationship to the historic building.

3.11.1.2

Additions to the side of a historic building must not be flush with the front façade of the historic building. At the very minimum, appropriately designed side additions to historic buildings are stepped back from the front façade. It is recommended that additions to the side of historic buildings be placed as far back as possible.

3.11.1.3

The design of a new addition must be clearly differentiate so that the addition is not mistaken for part of the original building. New additions must be designed so that a minimum of historic material and character defining elements are obscured, damaged or destroyed, including significant mature trees on the site. Historic additions and alterations that have acquired significance in their own right must be preserved.

3.11.3.1

Detached garages and other accessory structures must be located to the rear or side of a residence. Such structures are not permitted to block the view of the front façade of a residence.

3.11.3.2

Detached garages and other accessory structures must be similar in appearance utilizing the same materials, windows and door treatments as that of the main house.

3.11.3.3

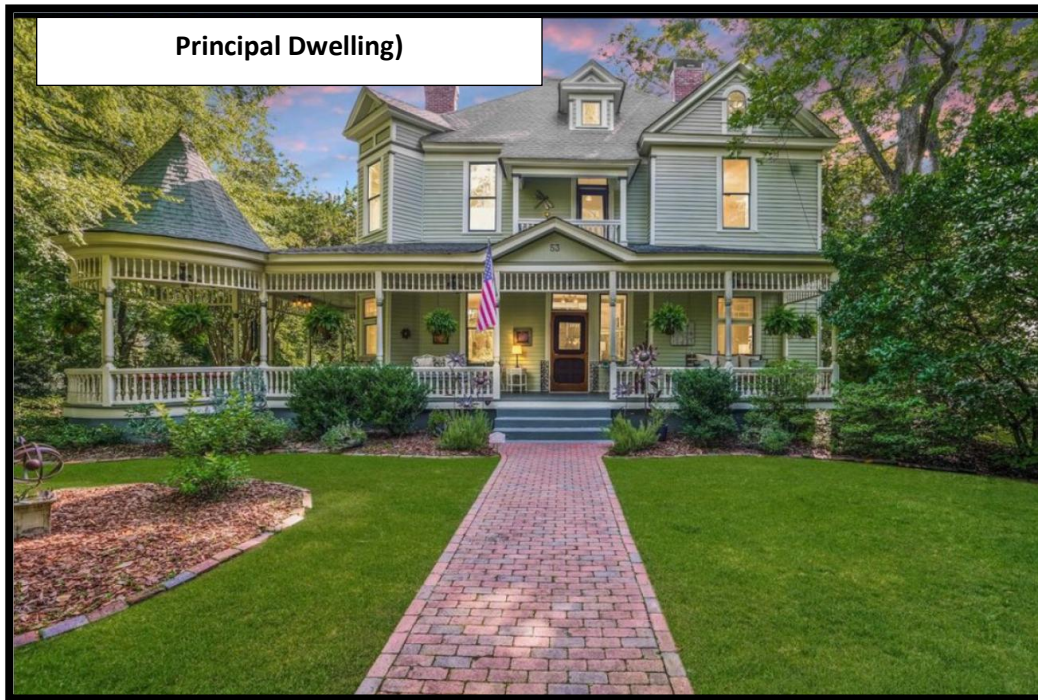
New construction with integral garages are required to have these garages accessed from a rear alley whenever possible. If this is not possible they may be accessed from a side driveway.

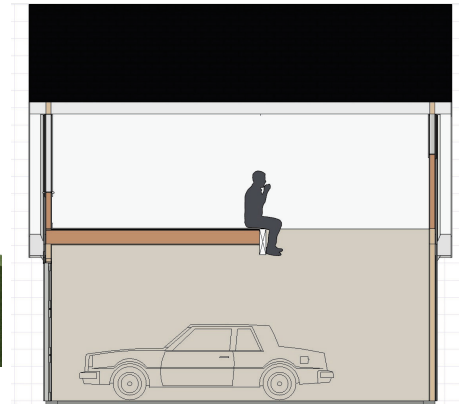
3.11.3.4

Integral garages may not have door openings facing the primary road along the front façade of the residence, unless there is not other feasible egress/ingress to the garage.

Current zoning district for the property

The R75 single-family residence zoning district is intended primarily for single-family residences and related uses on medium sized lots in the city.





NUMBER	DATE	REVISED BY	DESCRIPTION

33 BORN STREET
LOT 1
GARAGE CONCEPT ONE

BRIEF COMMUNICATIONS

DATE:

SCALE:

SHEET:

P-1



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

JOB LOCATION			
Job Site Address: 53 BORN ST.	Lot #	Tax Parcel ID: R6255-068	
LANDOWNER OF RECORD			
If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owner's phone number and address.			
Name: David Morelock	Phone: [REDACTED]		
Address: 53 Born Street	City: Norcross	State: GA	Zip Code: 30071
APPLICANT			
Applicant Name: ROBERT FORRO	Phone: [REDACTED]		
Company Name: A.O CONSTRUCTION LLC.	Email: [REDACTED]		
Address: 300 ACADEMY ST.	City: NORCROSS	State: GA	Zip Code: 30071
DESCRIPTION OF PROJECT			
Project Type ☐ Residential ☐ Commercial ☐ Industrial ☐ Other project			
Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed: ADDING A TWO CAR GARAGE AND SIDE PORCH DETACHED ACCESSORY BLDG.			
STATEMENT			
Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals or Board of Planning and Zoning within the last 24 months? ☒ Yes ☐ No			
If yes, please list the board and reference number: EXEMPTION PLAT WAS DONE CREATING 2 LOTS			
OWNER'S SIGNATURE			
Signature: David Morelock	Date: 7/2/2026 15:07 PDT		
NOTE: Please submit electronic copies online of site plan, landscape plan, floor plans, paint palettes, as well as photos for all proposed building materials, light fixtures, windows, and doors, along with this application form by creating an account with https://eplansolution.com/norcrossga Hard copies of application materials will not be accepted.			



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

Foundation Type: (Circle One)		
☒ Slab	☐ Crawl Space	☐ Basement
Building Dimensions:		
Width: 37'	Length: 22' - 7"	Height: *Actual 22'-11" Average 15'-11"
Area Dimensions:		
First Floor: 22 x 25	Second Floor: 25 x 12	Third Floor:
Basement**:	Front Porch:	Rear Porch:
Patio: 12 x 22	Garage: 22 x 25	
Primary Roof System: (Circle One)		
☒ Gable	☐ Hip	☐ Gambel
☐ Mansard	☐ Jerkinhead	☐ Flat
☐ Saltbox	☐ Shed	☐ Other:
Roof Pitches:		
Primary Roof Pitch: 12 x 12		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	MATCH EXISTING HOUSE	3" HAZIBOARD SIDING
Primary Façade:	"	"
Primary Façade: Third	"	"
Left Side:	"	"
Left Side: Second	"	"
Left Side: Third	"	"
Left Side:	"	"
Right Side:		
Right Side: Second		
Right Side:		
Right Side:		
Rear: First		
Rear: Second		
Rear: Third		
Rear: Basemnt		



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry		
Garage Doors	MATCH SIDING	SHARWIN WILLIAMS
Trim	MATCH EXISTING HOUSE	"
Mortar	NA	
Gutters	NA	
Corner Board	MATCH SIDING	
Railings	NA	
Windows	MATCH EXISTING HOUSE	
Window Sills	"	
Window Muntin/Mulli	NA	
Columns	NA	
Other Architectural Features	CE: DADZ TRIM	
Other Architectural	DMC FAN MATCH TRIM	



Owner's Affidavit

Community Development Department Phone: 678-421-2027 65
Lawrenceville Street Norcross, GA 30071

Section I. Land Ownership

I, Lisa Morelock, hereby attest to ownership of the property located at
53 Born St, Parcel ID# 6255 068 for which this Application is submitted.
The Ownership, as recorded on the deed, is in the name of Lisa Morelock.

Section II. Type of Ownership

☐ Individual ☐ Corporation/LLC ☐ Partnership ☐ Government ☒ Homeowner

Corporation/LLC/Partnership Name:

Secretary of State Registration Number:

Registered Agent Name:

Provide Names of all Officers/Members/General Partners (If applicable):

Registered Agent Address:

Registered Agent Phone #:

COMPLETE BY OWNER

As the owner of the above designated property for which this affidavit is submitted, I wish to allow Robert Forro
(applicant's name) to apply for a ARB/Variance applications for the address mentioned in Section I of this form.

I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.

NOTARY

Owner states under oath that he/she is the owner of the property described under Section I, which is made part of this Application.

Sworn and subscribed before me this 2nd day
of JULY, 2026.

Notary Public: Joseph Carballo Reyes
Seal: Joseph R

Name: Lisa Morelock

Address: 53 Born St

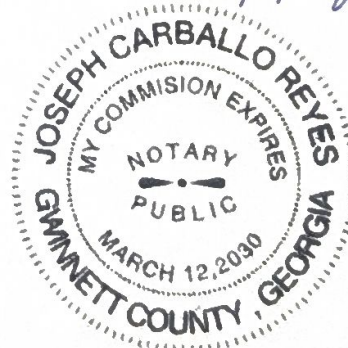
City, State, Zip Code: Norcross, GA, 30071

Email address: [REDACTED]

Phoner Number: [REDACTED]

Owner's signature:

Lisa Morelock



Commission expires: March - 12 - 2030



Certificate of Appropriateness

Case Number	COA2026-012
Hearing Date	August 18, 2026
Petitioner	William Giarratano
Property Location	352 Wingo Street
Current Zoning	R75-Single Family Residence
Proposed Zoning	N/A
Proposal	Consideration of architecture for a proposed single-family home
Character Area	7A-Historic Downtown Norcross
Site Acreage	0.4 acres
District	6
Land Lot	255
Parcel #	6255 133
Taxes Paid	N/A
Historic District	N/A

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Should the ARB decide to grant approval, Staff recommends the following conditions:

1. This approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Architectural Review Board approval.
2. The applicant will be required to install the tree density units as specified by the Arborist as well as all other landscaping and foundation plantings as required by the Architectural Design Standards and the Unified Development Ordinance.
3. Any changes from the Architectural Review Board approved component shall require ARB approval at another public hearing.
4. An architectural inspection shall occur prior to release of the certificate of completion or occupancy to confirm compliance with the ARB's approval.

Existing Duplex



Proposed Concept Sketch



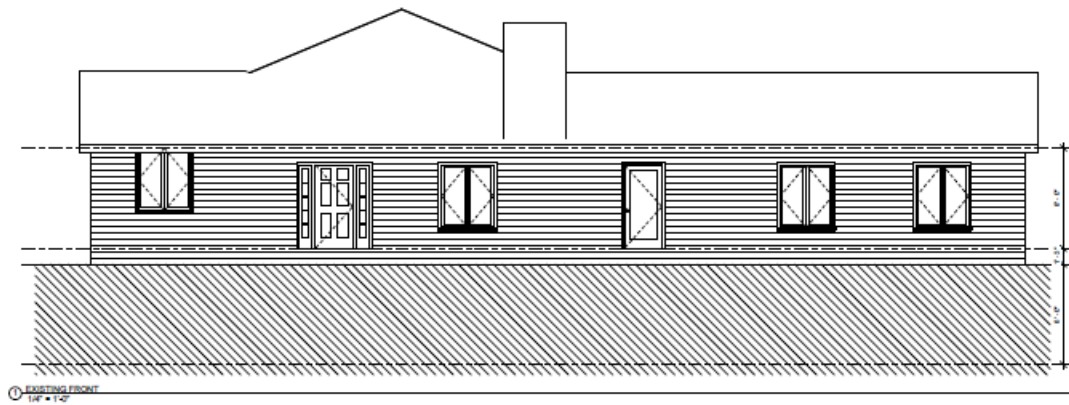
Proposed Rendering



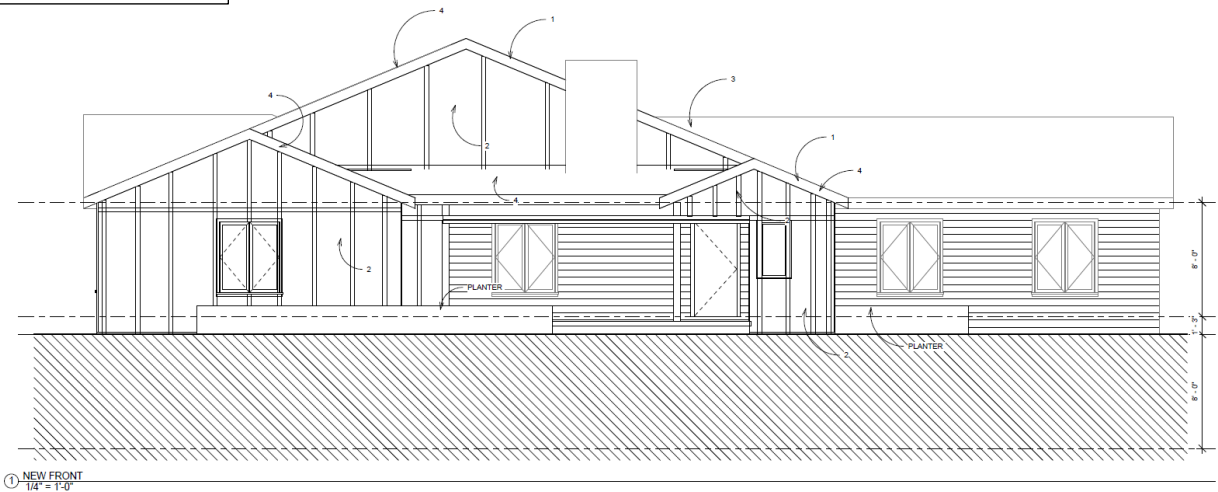
KEY FEATURES

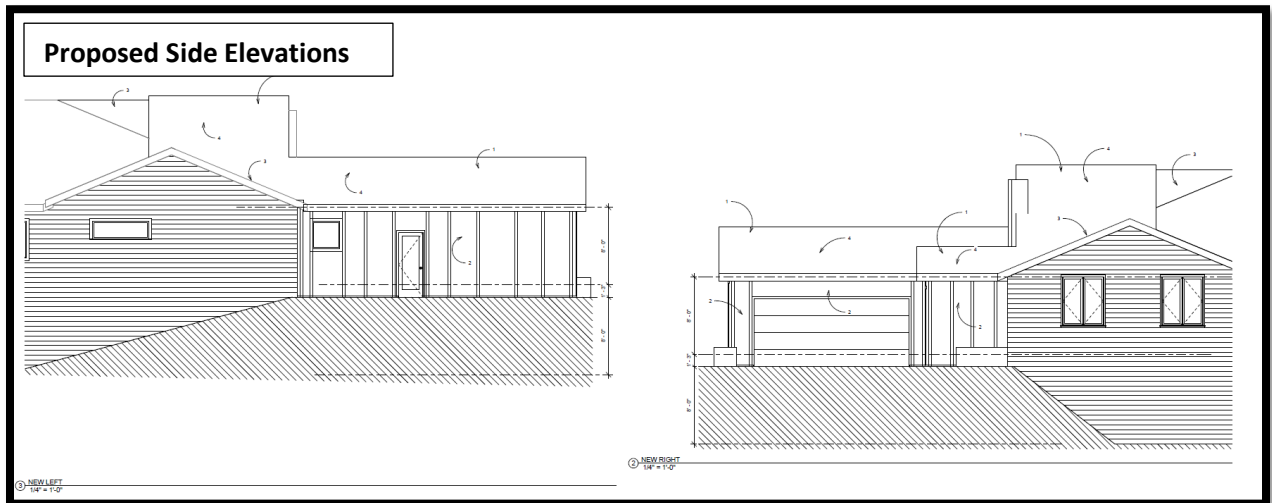
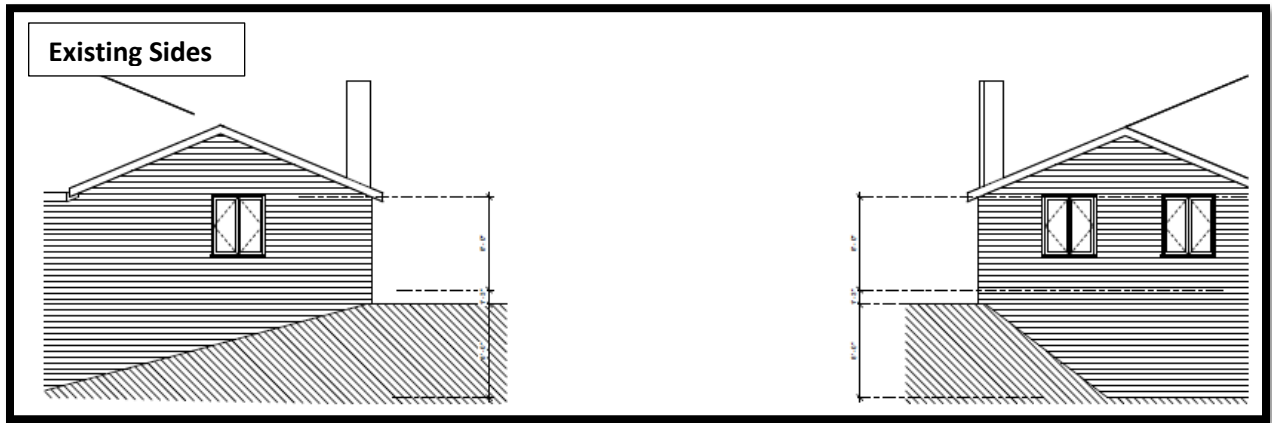
- Side-entry courtyard 2-car garage
- Wraparound driveway for easy access
- Covered front porch with wood columns
- Board & batten siding with wood accents
- Stone chimney and base accents
- Black windows and exterior lighting

Existing Front



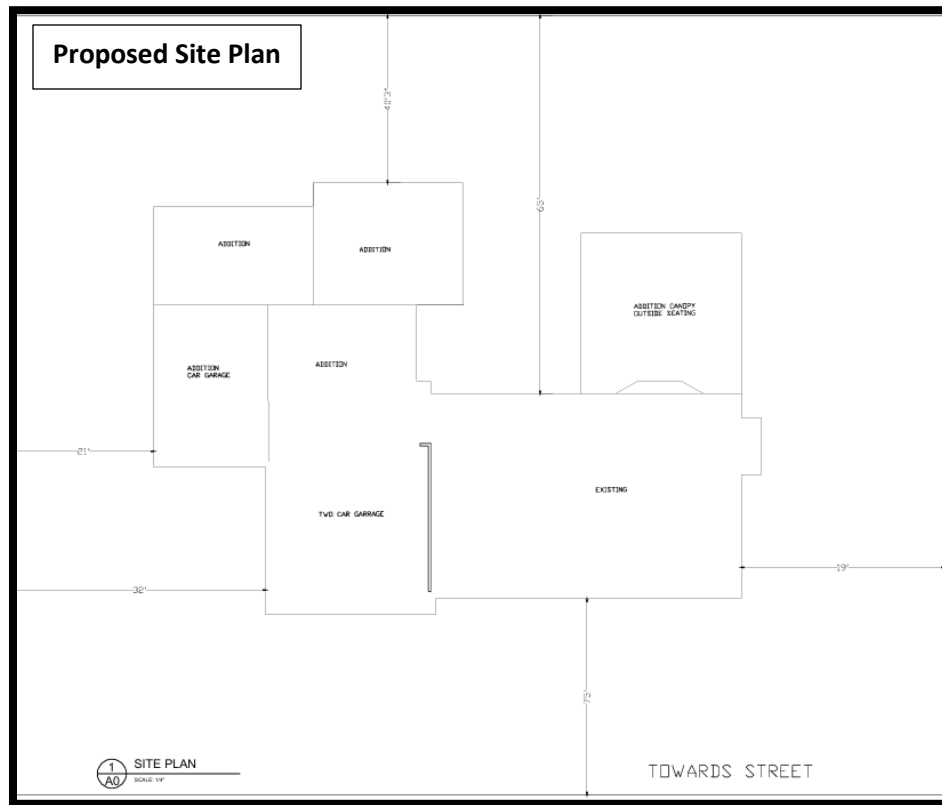
Proposed Front





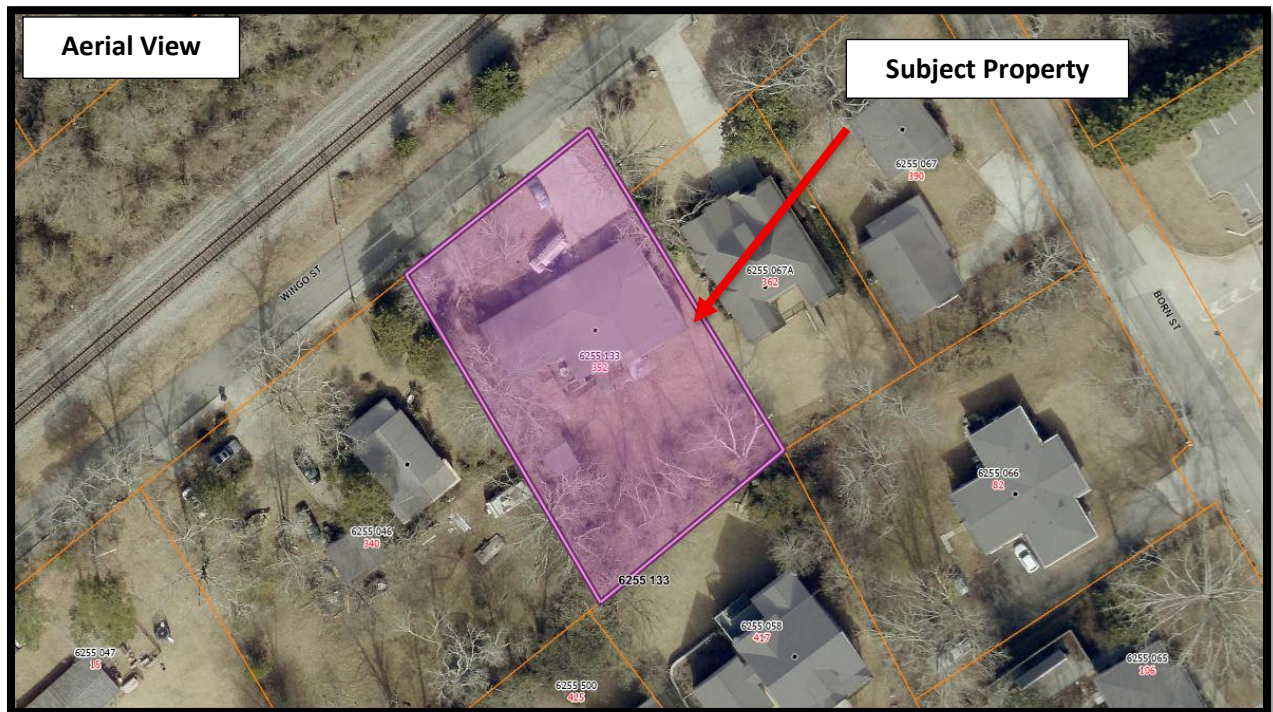
ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	White	Vertical Board & Batten Siding
Primary Façade:	Natural Wood	Stained Wood Accents (Porch Beams, Brackets & Gable Vent)
Primary Façade: Third	Natural Brick	Brick Chimney
Left Side:	White	Vertical Board & Batten Siding
Left Side: Second	Natural Wood	Decorative Wood Gable Accent
Left Side: Third	Black	Architectural Asphalt Shingles
Left Side:	White	Vertical Board & Batten Siding
Right Side:	White	Vertical Board & Batten Siding
Right Side: Second	Natural Wood	Decorative Wood Gable Accent
Right Side:	Black	Architectural Asphalt Shingles
Right Side:		
Rear: First	White	Vertical Board & Batten Siding
Rear: Second	Black	Architectural Asphalt Shingles
Rear: Third	Natural Brick	Brick Chimney
Rear: Basemnt	Natural Gray	

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	Natural Brick	Brick (Chimney)
Garage Doors	Black	Insulated Steel Carriage-Style Overhead Doors
Trim	White	Painted Fiber Cement Trim
Mortar	Natural Gray	Type N Mortar
Gutters	Black	Aluminum
Corner Board	White	Fiber Cement
Railings	Black	Powder-Coated Metal
Windows	Black	Aluminum-Clad or Vinyl Windows
Window Sills	White	Painted Fiber Cement
Window Muntin/Mulli	Black	Matching Window Finish
Columns	Natural Wood	Stained Wood Timber Columns
Other Architectural Features	Natural Wood	Decorative Wood Gable Accent / Brackets
Other Architectural	Black	Accent black metallic shingles for the front



Zoning Analysis of Proposed Site Plan:

The site plan as presented shows the proposed additions within the required setbacks prescribed for a R75 single-family residence.



Summary of the applicant's proposal

The applicant seeks to convert an existing duplex into a single-family residence. The proposed architecture is attached to this analysis.

Architectural and Site Design Standards**1.3.2**

New residential buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion, and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.

3.4.1.2

New structures should have roof forms and orientation consistent with buildings within its area of influence.

3.4.3.1

Traditional residential styles of pitches roofs ranging from 6:12 to 10:12 are encouraged.

3.5.1.9

Approved building materials include brick, stone, wood, and wood shakes/shingles.

3.5.1.13

Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.

3.5.3.1

All residential construction shall include a combination of architectural treatments, such as brick or stone masonry, stucco, wood, or other durable materials. If masonry materials are used a minimum of (3) three facades must use the masonry material.

3.6.1.11

Door and window types must correspond with the architectural styles found within the district. Contemporary single pane glass doors, and half-paneled doors with lights are examples of appropriate styles.

3.7.3.1

Front porches, verandahs and terraces must be at least six feet deep to accommodate porch furniture as well as the passage of one person.

3.7.3.6

The primary entrance to a residence must utilize an entrance feature, such as a stoop, verandah, porch, or terrace. These features help identify the entrance as the main entry to the residence

Current zoning district for the property

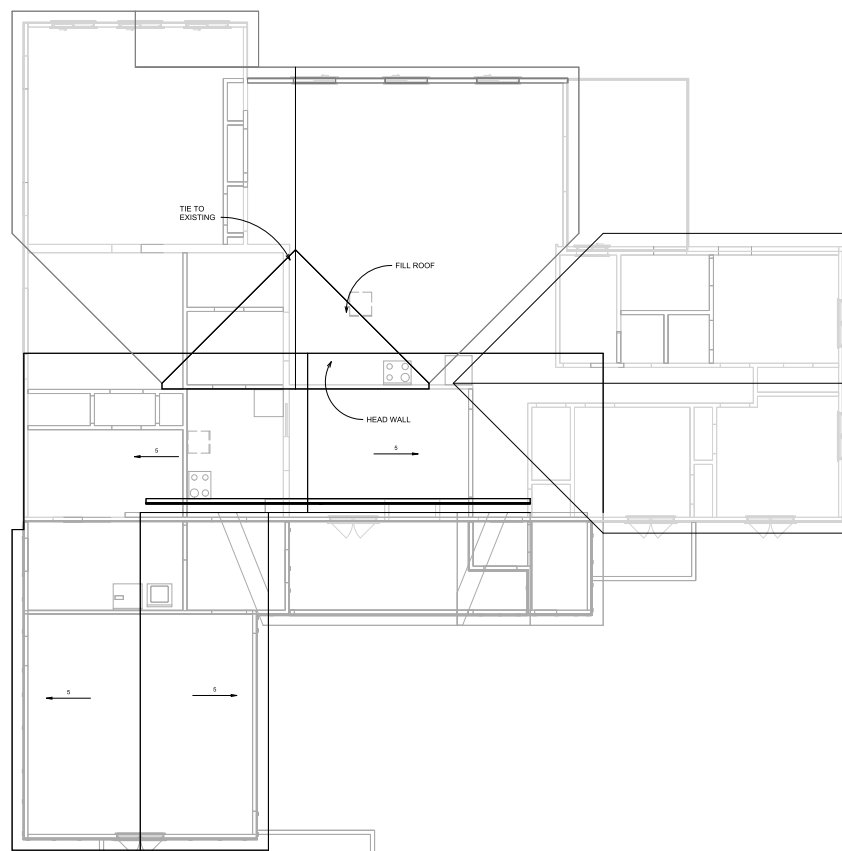
The R75 single-family residence zoning district is intended primarily for single-family residences and related uses on medium-sized lots in the city.

Two Abutting Properties and Their Existing Architectural Styles:



ANTHONY@RUEDENGROUP.COM

Consultant
Address
Address
Phone
Fax
e-mail



① NEW Roof Plan
1/4" = 1' 0"

NOT RELEASED FOR CONSTRUCTION

[illegible]

BABAYEV

NEW ROOF PLAN

A6

A6

Scale	
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Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

JOB LOCATION			
Job Site Address: 352 Wingo St., Norcross, GA 30071	Lot #	Tax Parcel ID: <i>R6255 133</i>	
LANDOWNER OF RECORD			
If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owner's phone number and address.			
Name: Aral Properties LLC - Alex Babayev	Phone: [REDACTED]		
Address:	City:	State:	Zip Code:
APPLICANT			
Applicant Name: William Giarratano	Phone: [REDACTED]		
Company Name:	Email: [REDACTED]		
Address: 915 Glenwood Ave SE APT 135	City: Atlanta	State: GA	Zip Code: 30316
DESCRIPTION OF PROJECT			
Project Type ☒ Residential ☐ Commercial ☐ Industrial ☐ Other project			
Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed:			
Renovation and addition to an existing one-story residence with finished basement, including a new front porch, mudroom, laundry room, and attached two-car garage, together with exterior architectural improvements and interior remodeling.			
STATEMENT			
Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals or Board of Planning and Zoning within the last 24 months?			
☐ Yes ☒ No			
If yes, please list the board and reference number:			
OWNER'S SIGNATURE			
Signature: <i>[Signature]</i>	Date: <i>07/07/26</i>		
NOTE: Please submit electronic copies online of site plan, landscape plan, floor plans, paint palettes, as well as photos for all proposed building materials, light fixtures, windows, and doors, along with this application form by creating an account with https://eplansolution.com/norcrossga Hard copies of application materials will not be accepted.			



Certificate of Appropriateness Application

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65 Lawrenceville Street Norcross, GA 30071

Foundation Type: (Circle One)		
Slab	Crawl Space	Basement -YES
Building Dimensions:		
Width: 45'-5 1/4"	Length: 74'-6 1/2"	Height:*
Area Dimensions:		
First Floor:	Second Floor:	Third Floor:
Basement**: Existing finished basement	Front Porch:	Rear Porch:
Patio:	Garage: 436 SF	
Primary Roof System: (Circle One)		
Gable - YES	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch: 5:12 Pitch		
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number	Scale with scale bar	Scaled measurement for each floor level and building elevation
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		



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ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	White	Vertical Board & Batten Siding
Primary Façade:	Natural Wood	Stained Wood Accents (Porch Beams, Brackets & Gable Vent)
Primary Façade: Third	Natural Brick	Brick Chimney
Left Side:	White	Vertical Board & Batten Siding
Left Side: Second	Natural Wood	Decorative Wood Gable Accent
Left Side: Third	Black	Architectural Asphalt Shingles
Left Side:	White	Vertical Board & Batten Siding
Right Side:	White	Vertical Board & Batten Siding
Right Side: Second	Natural Wood	Decorative Wood Gable Accent
Right Side:	Black	Architectural Asphalt Shingles
Right Side:		
Rear: First	White	Vertical Board & Batten Siding
Rear: Second	Black	Architectural Asphalt Shingles
Rear: Third	Natural Brick	Brick Chimney
Rear: Basemnt	Natural Gray	



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
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Window Muntin/Mulli	Black	Matching Window Finish
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Other Architectural	Black	Accent black metallic shingles for the front



Owner's Affidavit

Community Development Department Phone: 678-421-2027 65
Lawrenceville Street Norcross, GA 30071

Section I. Land Ownership

I, ALEKSANDR BABAYEV hereby attest to ownership of the property located at
352 Wingo St, Parcel ID# R6255 133 for which this Application is submitted.
The Ownership, as recorded on the deed, is in the name of ARAL Properties, LLC.

Section II. Type of Ownership

☐ Individual ☒ Corporation/LLC ☐ Partnership ☐ Government ☐ Homeowner

Corporation/LLC/Partnership Name:

ARAL Properties, LLC

Secretary of State Registration Number:

17085054

Registered Agent Name:

ALEKSANDR BABAYEV

Provide Names of all Officers/Members/General Partners (if applicable):

Sole Member - Aleksandr BABAYEV

Registered Agent Address:

5600 Spalding #921 815 Norcross GA 30071

Registered Agent Phone #:

[REDACTED]

COMPLETE BY OWNER

As the owner of the above designated property for which this affidavit is submitted, I wish to allow William Giarratano
(applicant's name) to apply for a Residential Permit for the address mentioned in Section I of this form.
I attest that the application is made in good faith and that any information contained in the application is accurate and
complete to the best of my knowledge and belief.

NOTARY

Owner states under oath that he/she is the owner of the
property described under Section I, which is made part of
this Application.

Name:

Aleksandr Babayev (ARAL Properties)

Address:

3000 LANGFORD Rd Bldg 2600, Norcross

City, State, Zip Code:

GA 30071

Email address:

[REDACTED]

Phoner Number:

[REDACTED]

Owner's signature:

[Signature]

Sworn and subscribed before me this 7th day
of June, 20 26

Notary Public Alexandria Elaine Dugger

Seal:

Notary Public, State of Georgia
Alexandria Elaine Dugger
Fulton County
Expires 6/21/2030

Commission expires: 6/21/2030