



## Historic Preservation Meeting

### AGENDA

Tuesday, June 28, 2022

6:00 PM

215 N. Broad St

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I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting 5/24/2022

V. **OLD BUSINESS**

[1.](#) Request for COA - New Construction - 707 S. Madison Ave.

[2.](#) Request for COA - Signage - 106 S. Broad St.

[3.](#) Request for COA - New Construction - 1238 S. Madison Ave

[4.](#) Request for COA - New Construction - 1240 S. Madison Ave.

VI. **NEW BUSINESS**

[1.](#) Request for COA - Signage - 127 N. Lumpkin St.

[2.](#) Request for COA - Exterior Changes - 904 S. Broad St.

[3.](#) Request for COA - New Detached Garage - 211 Boulevard

[4.](#) Request for COA - Signage - 130 S. Broad St.

VII. **ADJOURNMENT**

Historic Preservation Commission  
Meeting Minutes—DRAFT  
Regular Meeting—May 24, 2022

Present: Jane Camp, Laura Powell, Susan Brown, Fay Brassie, Elizabeth Jones

Absent: None

Staff: Brad Callender, City Planner  
Laura Wilson, Code Admin

Visitors: Corey Arnold, Lori Volk, Patrick and Jordan Stewart, Paul Holbrook

Meeting called to order at 6:00 P.M.

Chairman Jones asked if there were any changes or corrections to the previous months' minutes.  
To approve as submitted.

Motion by Powell. Second by Brown  
Motion carried.

**The First Item of Business:** Request for COA #1009, a request for renovation of an existing structure and construction of four new detached houses at 707 S. Madison Ave. Lori Volk, part owner of the property spoke in favor of the project. Volk explained the existing duplex would be converted into a single-family residence with a central door. Additional changes would be made on the inside only.

Discussion continued between commission members the construction of four new detached houses. Chairman Jones read Standard 9 into the recorded and concluded she did not have a problem with the design of the new houses other than a slight concern regarding height.

Volk: They (new construction) will be very similar to the existing house in terms of materials. In the MHDO there is a height limit of 18ft and these would be 17ft and a few inches.

Commissioner Brown: I have no problem with the duplex becoming a single entry. My concern is the proposed new construction looks too Charleston which is out of character for the Mill village.

Volk: To blend in with the neighborhood, our goal was to match exterior materials.

Commissioner Brassie: It needs to match all of it.

Volk: The duplex is a story and a half

Commissioner Brassie: In the front it's a one level and then it becomes a two level because of the roof lines.

Volk: If we made an effort to match the roof lines would that make a difference?

Commissioner Brassie: The style is wrong. You have a two-story house and you need a one-story house with two story elements.

Commissioner Brown: While these houses are very attractive, they look like Charleston SC to me.

Volk: To fit into the MHDO (multifamily/high density), those types of houses will not work

Chairman Jones: Are there any comments from the public? None

To approve turning the duplex back into a single residence

Motion by Brassie, Second by Powell  
Motion carried

To table the COA request for additional structures to June 28<sup>th</sup>  
Motion by Brassie, Second by Camp

**The Second Item of Business:** Request for COA #1013 for signage at 106 S. Broad St. No one was present to speak on behalf of the request.

To table to June 28<sup>th</sup> meeting  
Motion by Powell. Second by Camp  
Motion carried

**The Third Item of Business:** Request for COA #1014, for exterior changes including windows, siding, gutters at 254 N. Broad St. The applicant, Cory Arnold spoke in favor of the request. The goal of the project is to maintain the current exterior look of the property while upgrading some of the exterior materials. Hardiplank exists in several areas throughout the structure so he would like to replace the rotting wood with hardiplank. Additionally, he would like to change out the windows and add more gutters to the house. The new gutters would match the existing ones on the house.

Commissioner Brown: Will you replace the windows with the 2/2?  
Arnold: Yes  
Commissioner Brown: Will the unusual molding under the windows be retained?  
Arnold: Yes along with the weights and pulleys inside

Chairman Jones: Are there any comments from the public? None

Motion to approve as submitted  
Motion by Brown, Second by Brassie  
Motion carried

**The Fourth Item of Business:** Request for COA #1016, a request for new construction at 1238 S. Madison Ave. Prior to the meeting, the applicants Lisa and Lawrence Parker requested the application be moved to the June 28<sup>th</sup> meeting.

To table to June 28<sup>th</sup> meeting  
Motion by Camp. Second by Brown  
Motion carried

**The Fifth Item of Business:** Request for COA #1015, a request for new construction at 1240 S. Madison Ave. Prior to the meeting, the applicants Lisa and Lawrence Parker requested the application be moved to the June 28<sup>th</sup> meeting.

To table to June 28<sup>th</sup> meeting  
Motion by Camp. Second by Brown  
Motion carried

**The Sixth Item of Business:** Request for COA #1017, a request to replace the metal awning at 116 N. Broad St. COA request #757 for a new awning was previously denied. The current applicant includes two revised drawings based on HPC member feedback. Paul Holbrook, designer of the awning, is representing the applicant, Antonio Granados from Tacos N’ Beer. The applicant’s first choice is the fabric covered awning with a peak in the middle

with the logo on the front of the peak. The second choice is a standard metal awning that looks just like the building next door.

Commissioner Brassie: Will the first option cover the stained-glass windows?

Holbrook: In order to accommodate the awning, the stained-glass will only be visible from the inside; Sounds like you prefer option 2

Commissioner Brassie: We are trying to get away from metal awnings and get more canvas

Holbrook: As the stained glass will be visible from the inside, they could put lights under the awning and make it a feature.

Commissioner Brassie: Will it be the same size as what is there now?

Holbrook: It will conform to the brick, what is there now goes beyond the brick

Commissioner Brown: I would be prepared to go with the canvas option if they repaired the stained-glass window and lighted it.

Holbrook: I think they would like that

Commissioner Brassie: Is it possible to leave the peak off the canvas awning?

Holbrook: Yes, but he was hoping to use the face of the panel to put a sign with a whisky barrel; like what we were trying to accomplish the first go around.

Commissioner Brassie: I think I would rather see the metal awning with the windows visible and no sign.

Discussion continued about the shape of the canvas awning.

Chairman Jones: Are there any comments from the public? None

Motion to approve the canvas awning minus the peak and repair the broken leaded glass in the original style. We also suggest adding lights under the canvas to highlight the window.

Motion by Brassie, Second by Camp

Motion carried

Old Business:

**The First Item of Old Business:** 502 E. Church St. presented by the applicants Patrick & Jordan Stewart

Based on the comments from the previous meeting the following changes will be made:

1. The board and batten siding will be changed to Hardiplank lap siding the will match in style to what is on the front of the house.
2. The current front door which is not original to the house will be converted to a Craftsman style door by converting the three bottom rows of windows to solid wood, leaving the top two rows of windows. A dentil molding will be added under the section row of windows.
3. 2/2 grids will be added to the replacement windows that are currently 1/1 so the windows would match the ones in the front
4. The current porch pickets would be replaced with a solid picket without ornamentation
5. The door in the back will have a grid as well

Wilson: What type of steps will be off the back door? Wood? Brick?

P. Stewart: Originally it was cinder block but now we would like to do a deck. Do we need to come before you to get approval?

Wilson: You would have to come but since you are here now, you can attach it to this approval if you know the material and size. Would it expand beyond the footprint of the house left-right?



J. Stewart: It would not extend beyond the house due to the driveway. It will be a wood deck; approximately 15'x20' with up to two steps.

Commissioner Brassie: What happened to the original front door?

J. Stewart: We are not sure. We looked all over the house and crawl

Motion to accept changes as submitted including the addition of a deck  
Motion by Brassie, Second by Camp  
Motion carried

**The Second Item of Old Business:** The Roe

Commissioner Brassie: To us The Roe is unfinished, what do we need to do to get them back?

Wilson: In speaking with Daniel South (of The Roe), he indicated that they have no plans to fill in the distressed look of the brick along Spring St because they cannot match the existing plaster. They are not finished with the front entrance on the corner.

Commissioner Brown: The opening up of the windows did not include gaps in the stucco which is what they did.

Callender: It was determined that The Roe is in substantial compliance with what was originally approved by HPC.

Wilson: I'm not sure if it was a failure of not being specific enough in the approval motion?

Commissioner Brassie: We voted based on the pictures and that is not what it looks like.

Commissioner Brassie: Is there anyway to get him to come back before us for the front?

Callender: If the motion was not specific enough to tie it to these pictures in the presentation, that it is a bit open-ended.

Commissioner Brassie: If they could not have made it look like the pictures, then they should have come back to us.

Wilson: I will investigate how long the original COA is valid for and we might be able to send them a letter informing them that they need a new COA to finish the front.

Callender: When making motions, we as staff need specific details that can be enforced. Moving forward, the more specific you are, the more we can hold the applicant too with permitting.

**The Third Item of Old Business:** 200 Walton St

The shutters are going from board and batten to louvered

New Business:

**The First Item of New Business:** New Organizational Chart

Callender: The code enforcement office has been broken into several parts due to the overwhelming amount of work from the growth of the city. It was the decision of City Council at the May meeting to divide up the duties of the code office. I will be taking over representing the code office to HPC and the Planning Commission. Pat will be in charge of permits and licensing.

**The Section Item of Old Business:** Election of new chair

Motion to nominate Elizabeth Jones

Motion by Camp, Second Brown  
Motion carried

Chairman Jones entertained a motion to adjourn.

Motion by Camp. Second by Brown  
Motion carried.

Adjourned at 7:07 pm



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1009	DESCRIPTION:	Restoration of 1 house, construction of 4 more
JOB ADDRESS:	707 SOUTH MADISON AVE	LOT #:	
PARCEL ID:	M0190107	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Lori Volk	CONTRACTOR:	Lori Volk
ADDRESS:	300 Edwards St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-630-2834	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

This request to renovate 1 structure and build 4 new houses at 707 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall at 215 N. Broad St, Monroe GA 30655.

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

*Lori Volk*  
(APPROVED BY)

5/18/22  
DATE



### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 707 S. Madison Ave., Monroe, GA 30655 Parcel # M0190107

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Overlook of Monroe, LLC

Address: 300 Edwards St., Monroe, GA 30655

Telephone Number: 404-630-2834 Email Address: LoriVolk1@gmail.com

Applicant: <u>Lori Volk / Overlook of Monroe, LLC</u>	
Address: <u>300 Edwards St., Monroe, GA 30655</u>	
Telephone Number: <u>404-630-2834</u>	Email Address: <u>LoriVolk1@gmail.com</u>

Estimated cost of project: Unknown due to fluctuation of material cost

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Lori Volk  
Signature of Applicant

4/19/2022  
Date



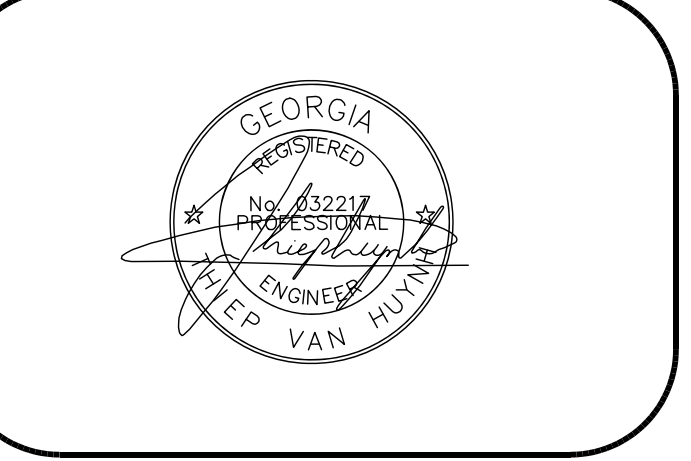






**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O.C. TIP HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tipacell@gmail.com

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**SITE PLAN**

**PROPOSED**

\*  
\*  
\*

PARCEL: M0190107  
LAND LOT: 66  
DISTRICT: 3rd  
707 S MADISON AVE  
CITY OF MONROE, GA

DATE: 12/3/2021  
SCALE: 1"=20'

**OWNER**  
PINEHURST HOMES, LLC.  
DUANE WILSON  
992 HOLLY HILL ROAD  
MONROE, GA 30655

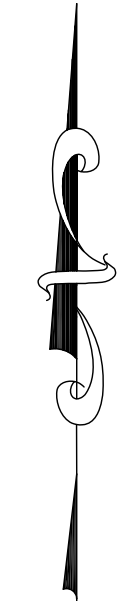
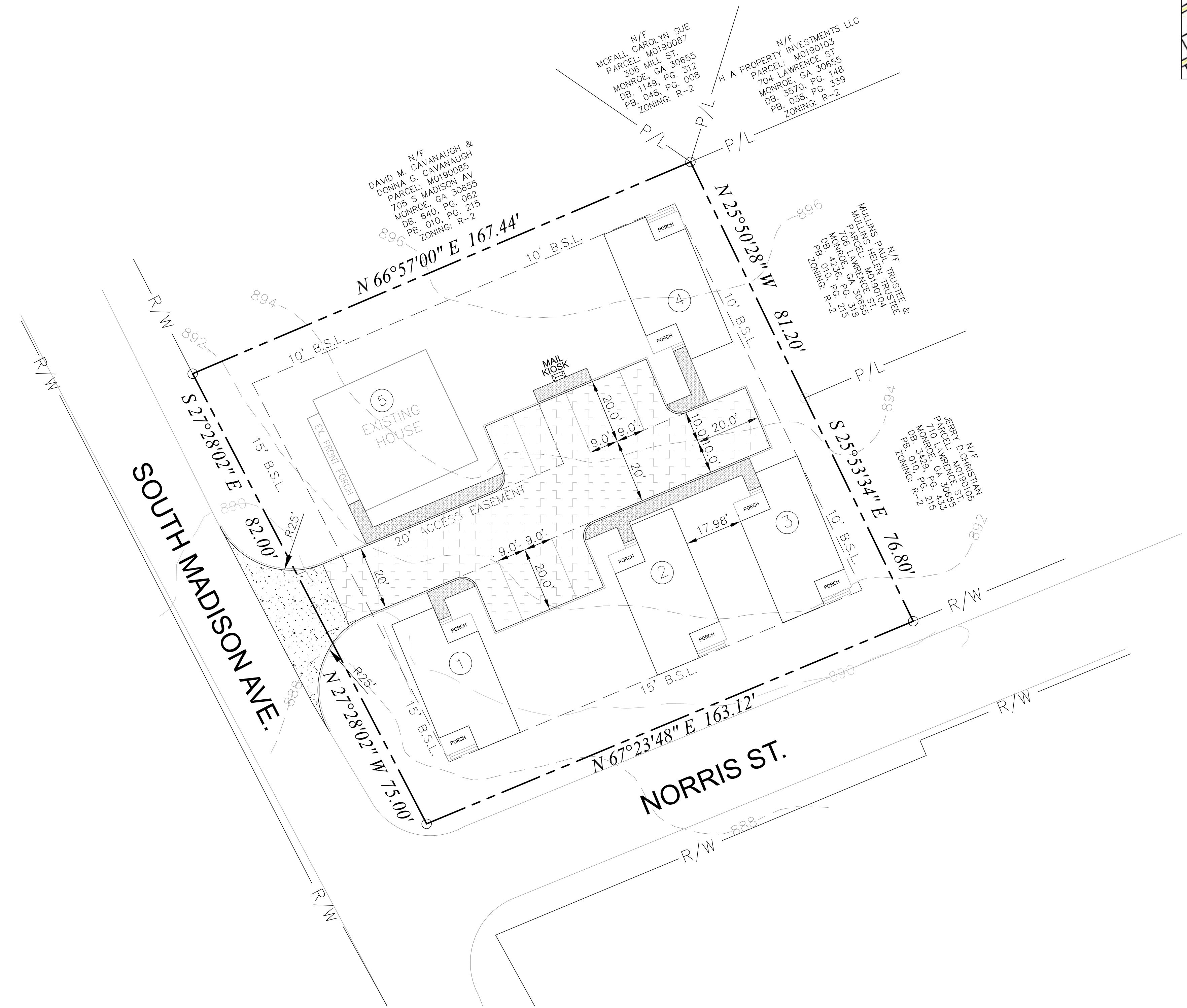
**DEVELOPER**  
NEW LEAF GEORGIA, LLC.  
P O BOX 256  
STATHAM, GA 30666  
BRUCE HENDLEY

24 HOUR - EMERGENCY CONTACT  
BRUCE HENDLEY  
706-424-0999  
bruce@hendleyhomesga.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 21-047  
C-1







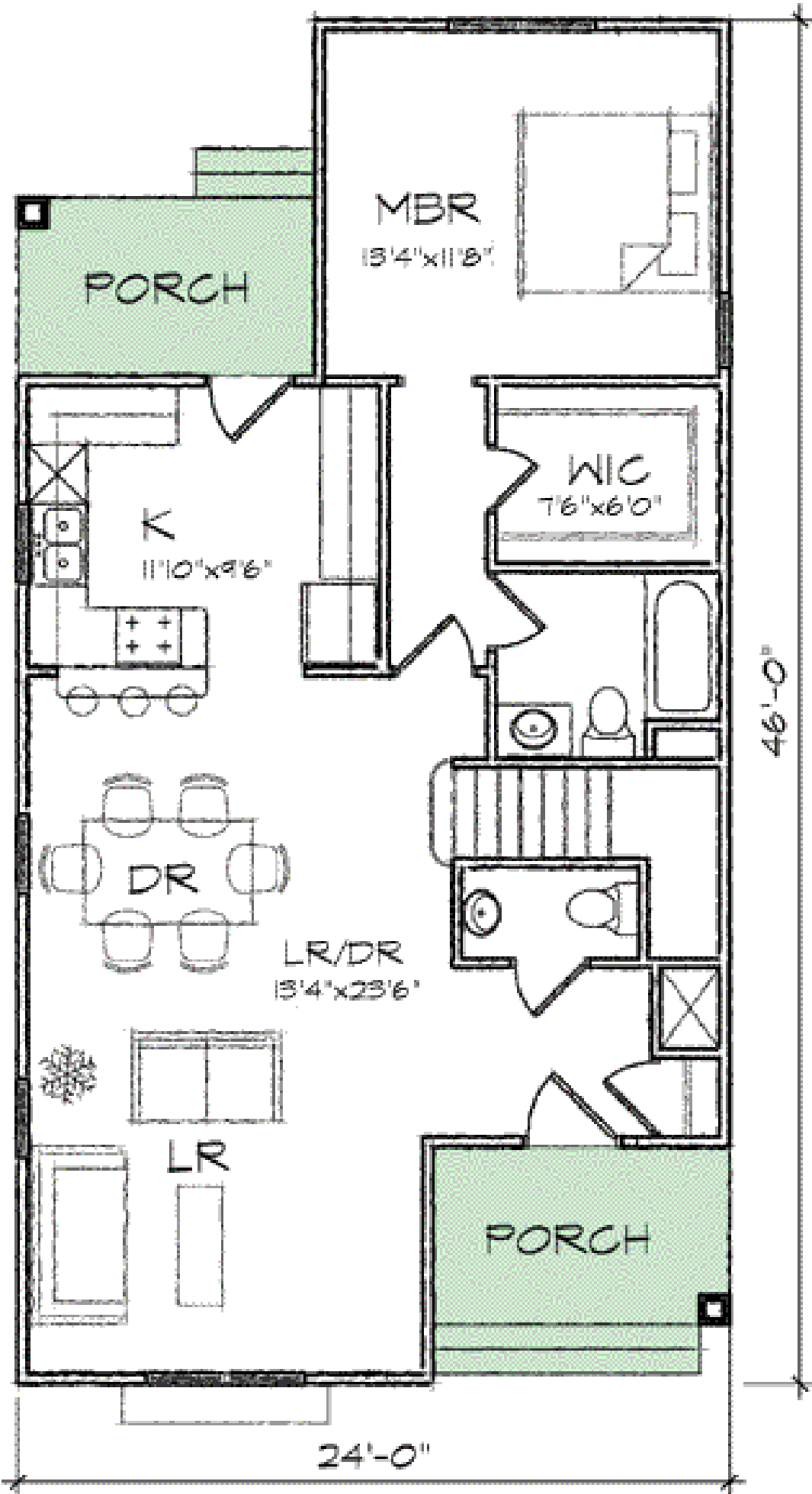


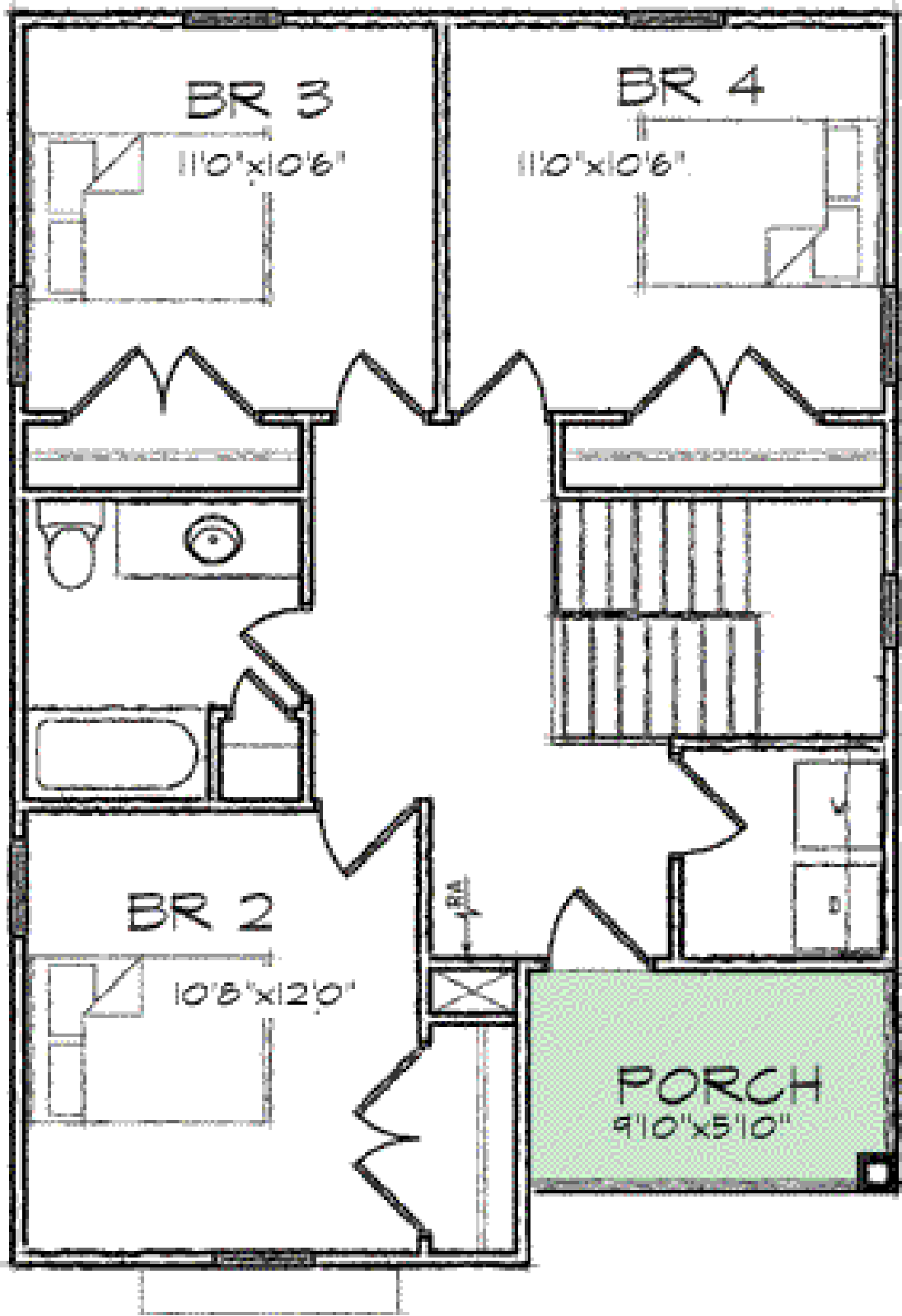














# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1013	DESCRIPTION:	950 SQ FT sign/mural on W Spring St
JOB ADDRESS:	106 S BROAD ST	LOT #:	65
PARCEL ID:	M0140094	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	HASBRO PROPERTY LLC	CONTRACTOR:	HASBRO PROPERTY LLC
ADDRESS:	127 N LUMPKIN ST	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 11,000.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

**NOTES:**

This request to paint a sign/mural on the W. Spring St side of 106 S. Broad St. will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall at 215 N. Broad St, Monroe GA 30655.

**NOTICE**

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\_\_\_\_\_  
(APPROVED BY)

5/18/22  
DATE





### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

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Project Address: 106 S Broad St. Monroe, GA Parcel # M0140094

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: HASBRO PROPERTY LLC

Address: PO BOX 1481 MONROE, GA 30656

Telephone Number: 678-525-1927 Email Address: heather@rinsesoap.com

Applicant:
Address:
Telephone Number: _____ Email Address: _____

Estimated cost of project: \$9,750 + Base paint ≈ \$11,000

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

  
Signature of Applicant

5/12/22  
Date

# **Rinse Bath & Body**

## **Proposal for a Mural at 106 S Broad St.**

We are asking for approval to commission a painted mural to go on the exterior wall of our retail store located at 106 S Broad St. It is the wall facing W Spring Street. The wall has already been painted a solid light grey previous to this request.

The artwork would consist of a brief story of Rinse & corresponding graphics. The wall is approximately 38 feet x 25 feet. Each letter in the story would be a minimum of 1 foot tall so it would be legible from further away.



Existing Condition of the Proposed Mural Site





W Spring St

10

10

21

11

W Spring St



N Wayne St

N Wayne St

N Wayne St

N Wayne St

PROPOSED MURAL SITE



117

101

The Roe

Rinse Bath & Body, Inc  
Health and beauty shop

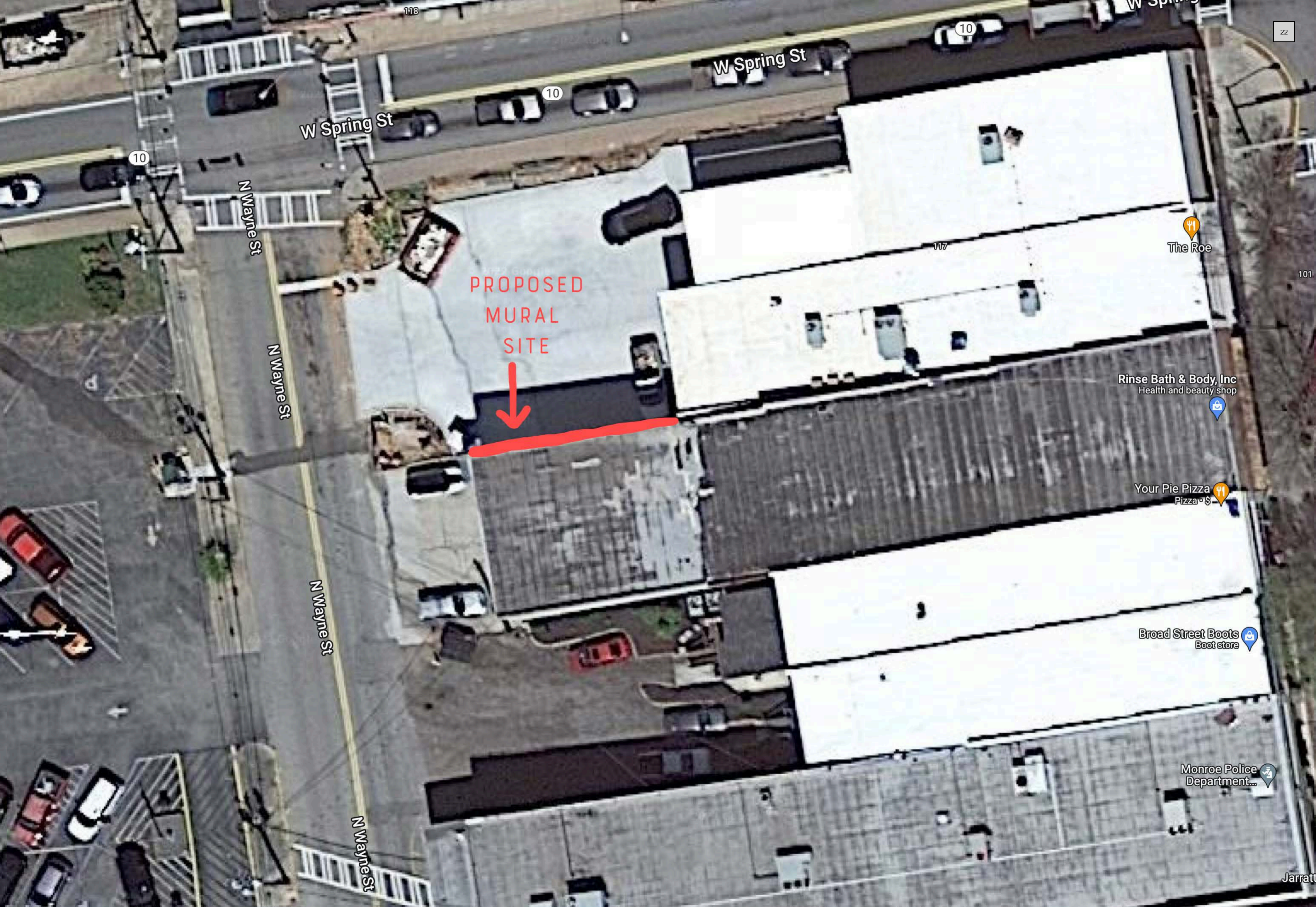
Your Pie Pizza  
Pizza • \$

Broad Street Boots  
Boot store

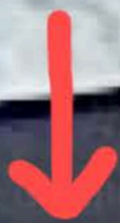
Monroe Police  
Department...

Jarratt Sally S





PROPOSED  
MURAL  
SITE



W Spring St

W Spring St

N Wayne St

N Wayne St

N Wayne St

N Wayne St

The Roe

Rinse Bath & Body, Inc  
Health and beauty shop

Your Pie Pizza  
Pizza • \$

Broad Street Boots  
Boot store

Monroe Police  
Department...

Jarratt

10

10

10

117

101

22


118



# Proposed Design of the Mural

## our history

IT ALL STARTED BECAUSE I COULDN'T KNIT.   
& I NEEDED A HOBBY!

I TAUGHT MYSELF TO KNIT, BUT A GIRL ONLY NEEDS SO MANY SCARVES.  THEN, I TOOK  
A SOAPMAKING CLASS WITH MY MOM & I WAS HOOKED.

AS I WAS MAKING POUNDS OF SOAP AT A TIME, I GAVE IT AWAY TO ANYONE

WHO WOULD TAKE IT. WE FOUNDED  IN 2003. &

OUR OPERATION HAS QUICKLY DEVELOPED INTO A POPULAR BRAND OF PRODUCTS USED

AND CARRIED ACROSS THE COUNTRY.  

RINSE IS STILL VERY MUCH A FAMILY BUSINESS!  ALL OF OUR PRODUCTS ARE STILL

PRODUCED IN SMALL BATCHES AND WE GET IT ALL DONE

WITH THE HELP OF  MOMS, OF COURSE.

OH AND THANK GOODNESS I COULDN'T KNIT! *Heather*



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1016	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1238 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall, 215 N. Broad St Monroe, GA 30655

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Shane E. Wilson  
(APPROVED BY)

5/18/22  
DATE



Skyview Estates

The living way Fellowship

Camptowne Garden Apartments

Dennis Coker City Park

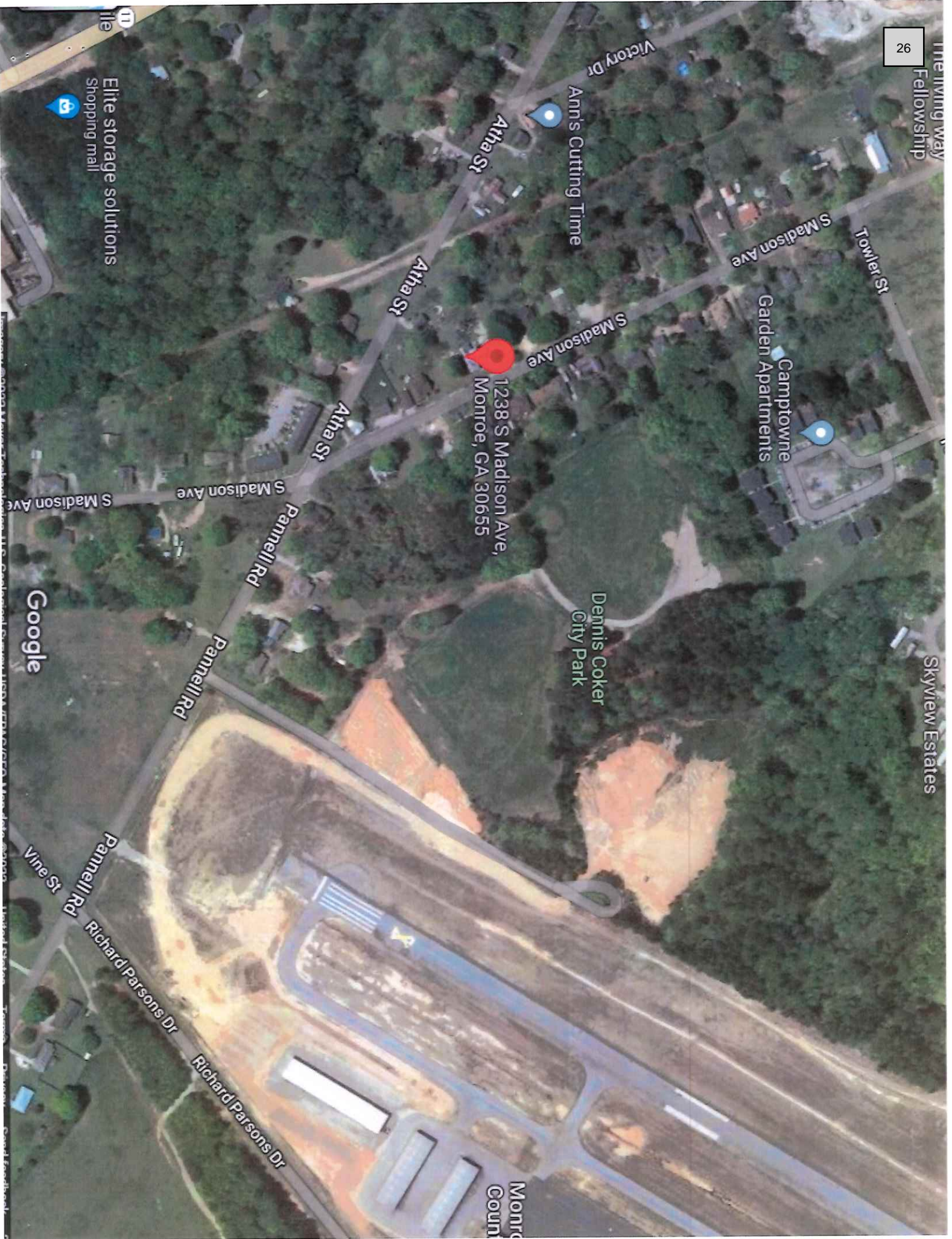
1238 S Madison Ave, Monroe, GA 30655

Ann's Cutting Time

Elite storage solutions Shopping mall





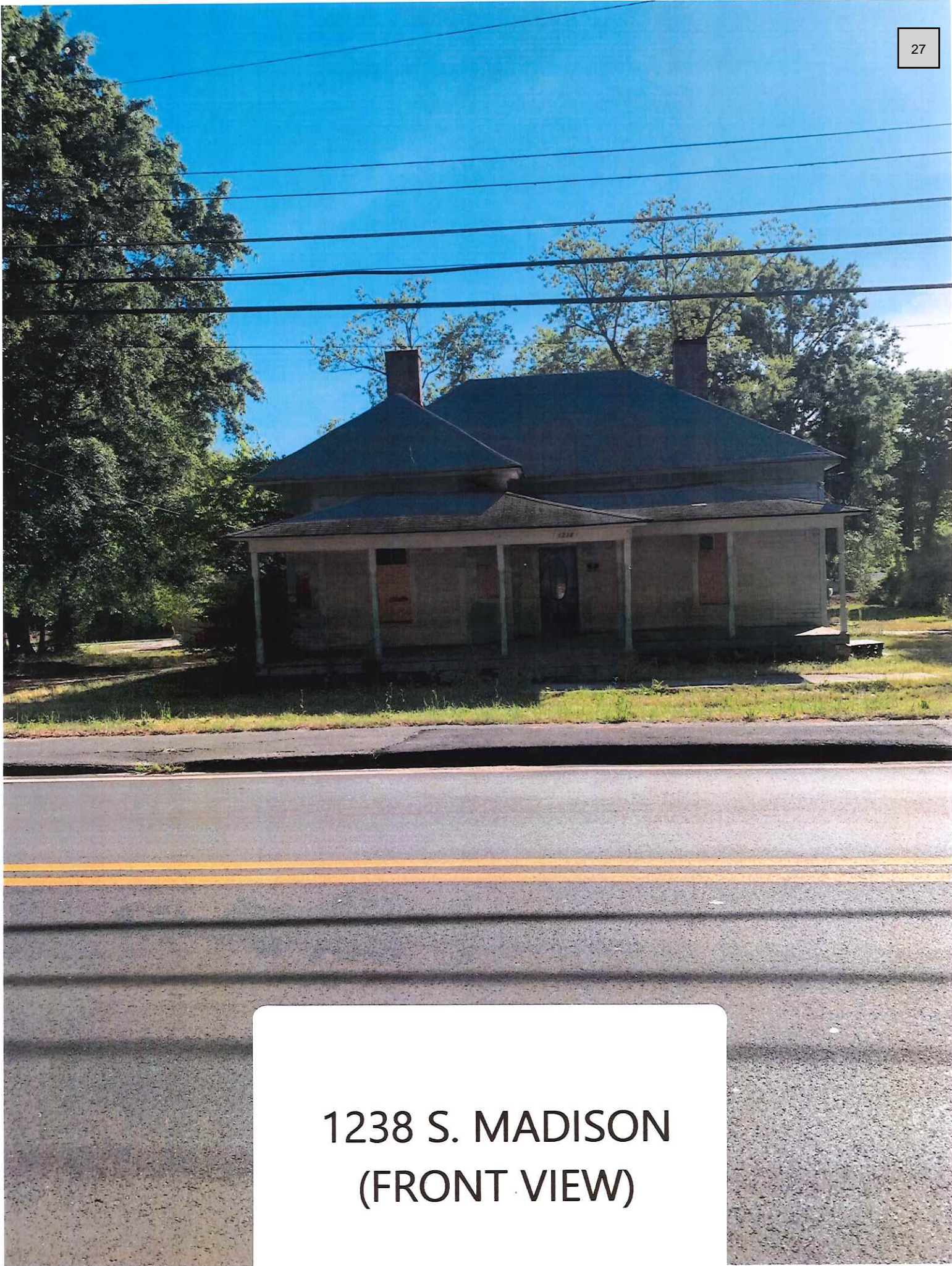


Elite storage solutions  
Shopping mall

Google

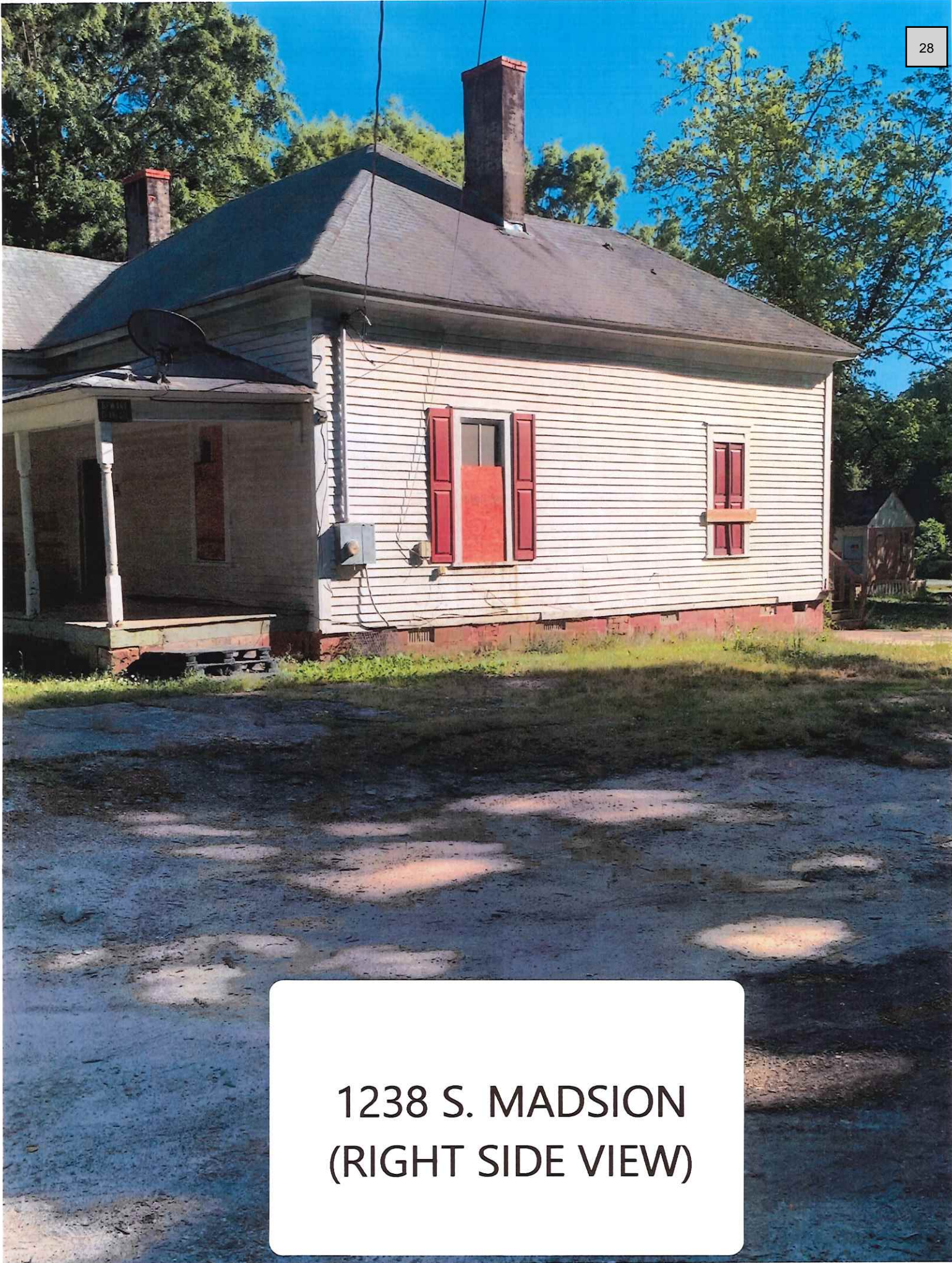
Monroe  
Coun





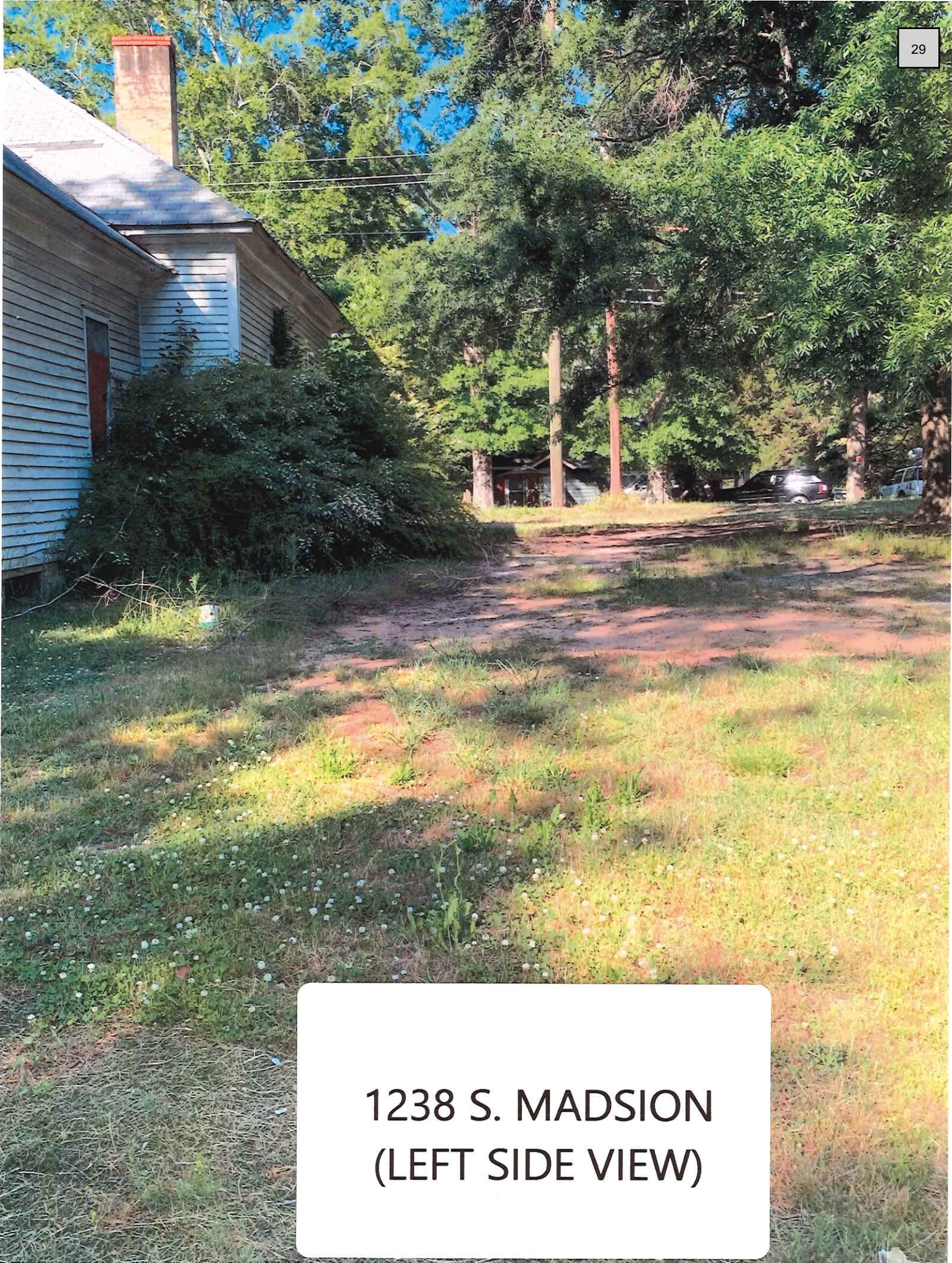
1238 S. MADISON  
(FRONT VIEW)





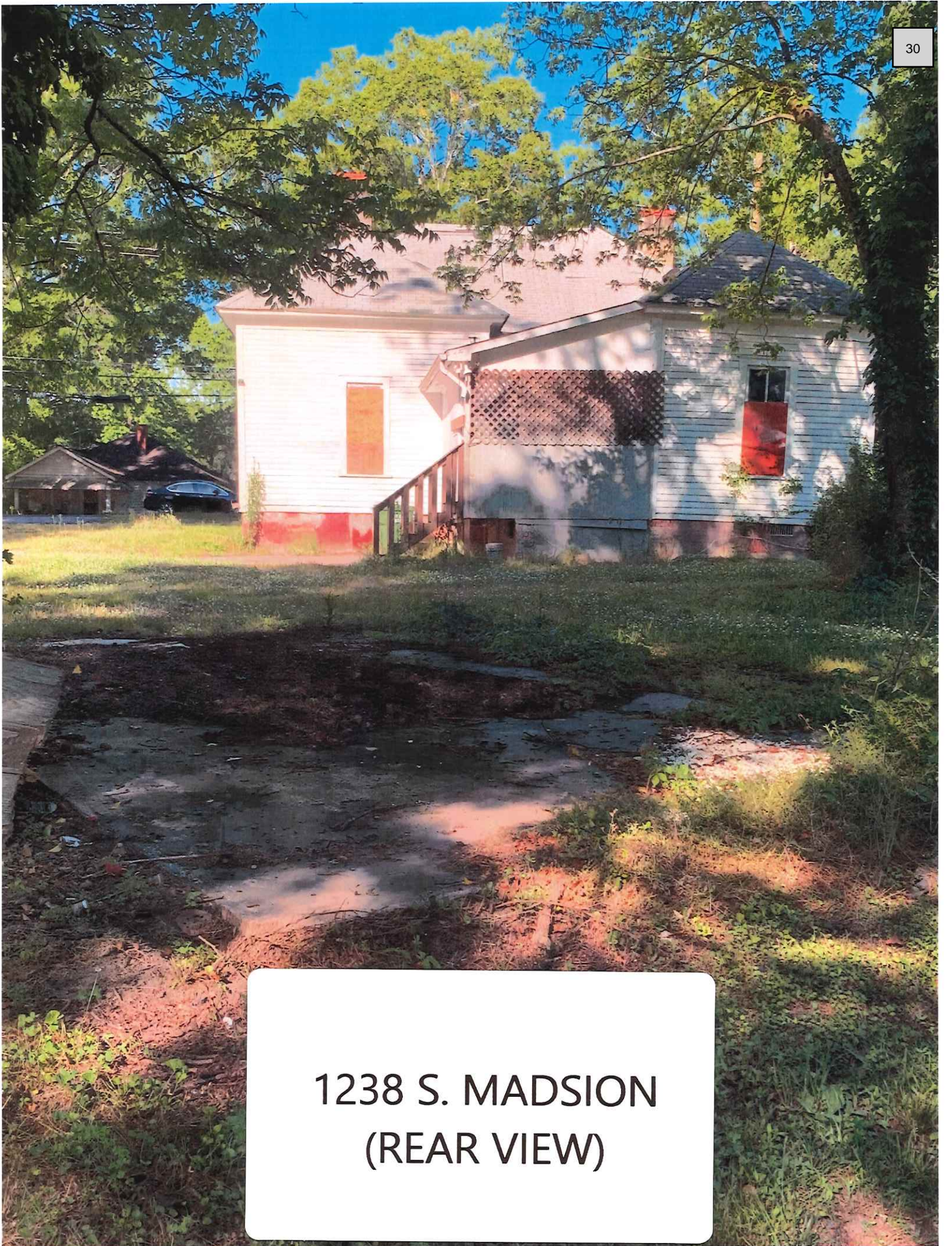
1238 S. MADSION  
(RIGHT SIDE VIEW)





**1238 S. MADSION  
(LEFT SIDE VIEW)**





**1238 S. MADSION  
(REAR VIEW)**



### Side Porch and a Bonus



**2,148**

Heated S.F.



**4**

Beds



**2.5**

Baths



**2**

Floors



**2**

Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

[View all purchase option online](#)

## Facade Elevation and Floor Plan

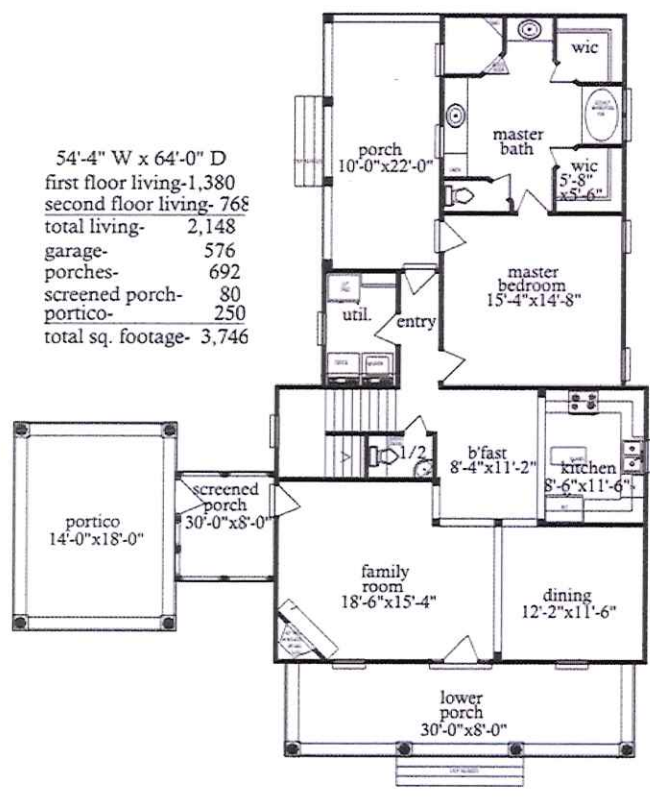
View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)

### About This Plan

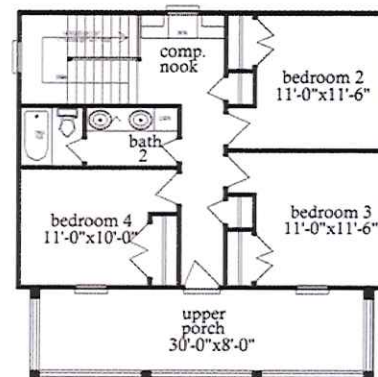
- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

### Floor Plans

#### Main Level



#### 2nd Floor



## Plan Details

### Square Footage Breakdown

Total Heated Area: <b>2,148 sq. ft.</b>	1st Floor: <b>1,380 sq. ft.</b>	2nd Floor: <b>768 sq. ft.</b>	Screened Porch: <b>80 sq. ft.</b>
Porch, Combined: <b>692 sq. ft.</b>	Porch, Rear: <b>80 sq. ft.</b>		

### Beds/Baths

Bedrooms: <b>4</b>	Full bathrooms: <b>2</b>	Half bathrooms: <b>1</b>
-----------------------	-----------------------------	-----------------------------

### Foundation Type

Standard Foundations: <b>Slab</b>	Optional Foundations: <b>Crawl</b>
--------------------------------------	---------------------------------------

### Exterior Walls

Standard Type(s): <b>2x4</b>
---------------------------------

### Dimensions

Width: <b>54' 4"</b>	Depth: <b>64' 0"</b>	Max ridge height: <b>34' 9"</b>
-------------------------	-------------------------	------------------------------------

### Garage

Type: <b>Detached</b>	Area: <b>576 sq. ft.</b>	Count: <b>2 Cars</b>
--------------------------	-----------------------------	-------------------------

### Ceiling Heights

Floor / Height: <b>First Floor / 10' 0"</b> <b>Second Floor / 9' 0"</b>
---

## Roof

Primary Pitch:

**12 on 12**

---

Framing Type:

**Stick**

---



May 12, 2022

ReGen Properties  
% Lawrence Parker  
1238 and 1240 S. Madison  
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco  
General Contractor/Owner



PROJECT: Monroe New Build  
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA  
 SCOPE: New Construction  
 DATE: Summer 2022  
 REVISION:

PMG BUILDERS  
 1531 Roswell Rd.  
 Marietta, GA 30062  
 470-776-4135  
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
<b>03 00 - CONCRETE</b>												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	<b>TOTAL</b>	<b>85</b>		<b>94</b>	<b>CY</b>							
<b>Misc.</b>												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
<b>06 00 - WOOD, PLASTICS &amp; COMPOSITES</b>												
<b>BASEMENT PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Future Partition Framing</b>												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>MAIN FLOOR PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING</b>												
<b>Partition Framing</b>												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Soffit Framing</b>												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -



PROJECT:  
ADDRESS

SCOPE:  
DATE:  
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
<b>STAIRS FRAMING</b>												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
<b>SHEATHING</b>												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
<b>SIDING</b>												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
<b>FINISH CARPENTRY</b>												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
<b>07 00 - THERMAL AND MOISTURE PROTECTION</b>								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
<b>08 00 - OPENINGS</b>								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
<b>Future Openings</b>												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame ize: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
<b>SUB TOTAL</b>								\$ -	\$ -	\$ -	\$ -	\$ -

**Note**

- The drawings are scaled as per the mentioned scale on the provided drawings.
- All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
- Headers are computed in different lengths to minimize the wastage
- We used 10' stud for partition framing in basement, instead of precut.
- All doors are assumed 7' High
- 

**Legends**

- W.F = Waste factor
- m = months
- sf = square feet
- lf = linear feet
- ea = each
- ea = each

PROJECT:  
ADDRESS:  
SCOPE:  
DATE:  
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

\*Please turn to the next page to see the total lumber order sheet and markups.





May 12, 2022

Laura Wilson  
City of Monroe  
215 N. Broad Street  
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties  
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

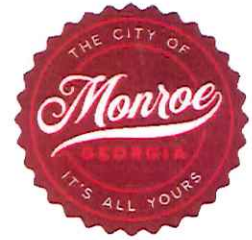
Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence E. Parker", is written over a faint, circular watermark or background graphic.

Lawrence E. Parker  
ReGen Properties, LLC



### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 1238 and 1240 S. Madison Ave, Monroe, GA 30655 Parcel # \_\_\_\_\_

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: ReGen Properties, LLC/Lawrence Parker

Address: 1238 and 1240 S. Madison Ave., Monroe, GA 30655

Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker	
Address:	320 S. Madison Ave., Monroe, GA 30655	
Telephone Number:	678-334-0207	Email Address: lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- n/a Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1015 &  
# 1016

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

  
Signature of Applicant

5/12/2022

Date



### Side Porch and a Bonus



**2,148**

Heated S.F.



**4**

Beds



**2.5**

Baths



**2**

Floors



**2**

Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

View all purchase option online

## Facade Elevation and Floor Plan

View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)



# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1015	DESCRIPTION:	Construction of new single-family residence
JOB ADDRESS:	1240 S MADISON AVE	LOT #:	
PARCEL ID:	M0200218B00	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	Lawrence Parker	CONTRACTOR:	Lawrence Parker
ADDRESS:	320 S. Madison Ave	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	5/18/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/14/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ <del>0.00</del>
<b>BALANCE</b>		\$ 100.00

*paid*

### NOTES:

This request for construction of a new single-family residence at 1240 S. Madison Ave will be heard by the Historic Preservation Commission on May 24, 2022 at 6:00pm in the Council Chambers of City Hall, 215 N. Broad St Monroe, GA 30655

**NOTICE**

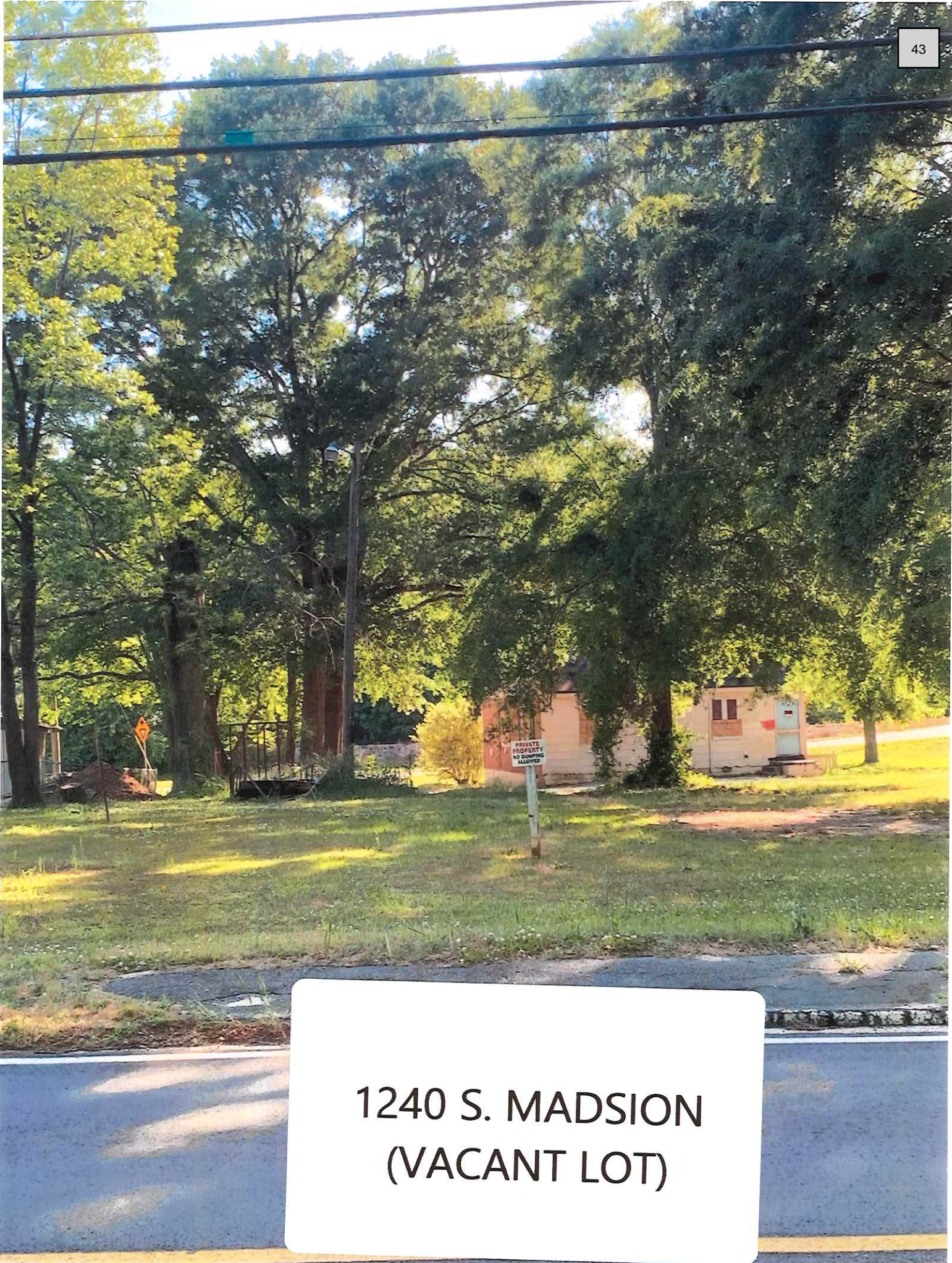
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

*Ann E. Warren*  
\_\_\_\_\_  
(APPROVED BY)

*5/18/22*  
\_\_\_\_\_  
DATE





1240 S. MADSION  
(VACANT LOT)





**Certificate of Appropriateness Application—Historic District**

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 1238 and 1240 S. Madison Ave, Monroe, GA 30655 Parcel # \_\_\_\_\_

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: ReGen Properties, LLC/Lawrence Parker

Address: 1238 and 1240 S. Madison Ave., Monroe, GA 30655

Telephone Number: 678-334-0207 Email Address: lawrence@regenpropertiesllc.com

Applicant:	Lawrence Parker
Address:	320 S. Madison Ave., Monroe, GA 30655
Telephone Number:	678-334-0207
Email Address:	lawrence@regenpropertiesllc.com

Estimated cost of project: \$270,000 per building

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- n/a Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1015 &  
# 1016

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Signature of Applicant

5/12/2022

Date



### Side Porch and a Bonus



**2,148**

Heated S.F.



**4**

Beds



**2.5**

Baths



**2**

Floors



**2**

Car Garage

Buy This Plan

PDF - Single-Build  
**\$1,275**

CAD - Single-Build  
**\$1,875**

[View all purchase option online](#)

## Facade Elevation and Floor Plan

View this and more for this plan by visiting  
[www.architecturaldesigns.com/9737AL](http://www.architecturaldesigns.com/9737AL)

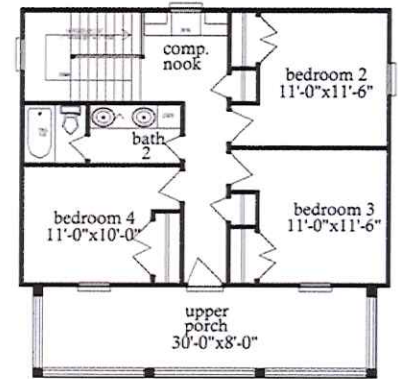
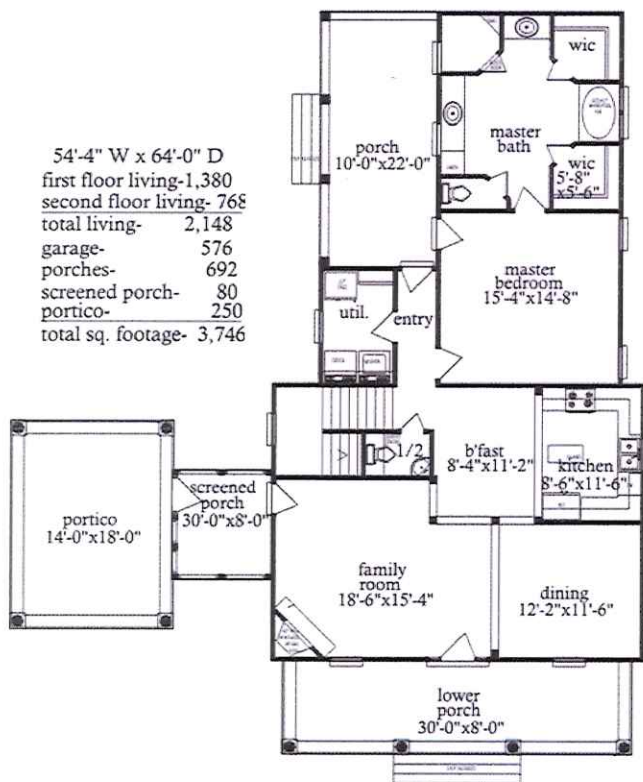
### About This Plan

- Matching lower and upper front porches are just two of the attractions to this Souther-inspired house plan.
- An angled fireplace in the family room is a nice touch. The room has views to the dining room as well as the kitchen.
- The ' suite is on the main level - a great convenience. Note the side porch access and the his and hers walk-ins.
- A screened porch separates the main home from the covered portico.
- Upstairs you'll find three bedrooms plus a work area.
- **Free Bonus:** Plans come with a two-car detached garage at no additional cost.

### Floor Plans

#### Main Level

#### 2nd Floor





## Plan Details

### Square Footage Breakdown

Total Heated Area: <b>2,148 sq. ft.</b>	1st Floor: <b>1,380 sq. ft.</b>	2nd Floor: <b>768 sq. ft.</b>	Screened Porch: <b>80 sq. ft.</b>
Porch, Combined: <b>692 sq. ft.</b>	Porch, Rear: <b>80 sq. ft.</b>		

### Beds/Baths

Bedrooms: <b>4</b>	Full bathrooms: <b>2</b>	Half bathrooms: <b>1</b>
-----------------------	-----------------------------	-----------------------------

### Foundation Type

Standard Foundations: <b>Slab</b>	Optional Foundations: <b>Crawl</b>
--------------------------------------	---------------------------------------

### Exterior Walls

Standard Type(s): <b>2x4</b>
---------------------------------

### Dimensions

Width: <b>54' 4"</b>	Depth: <b>64' 0"</b>	Max ridge height: <b>34' 9"</b>
-------------------------	-------------------------	------------------------------------

### Garage

Type: <b>Detached</b>	Area: <b>576 sq. ft.</b>	Count: <b>2 Cars</b>
--------------------------	-----------------------------	-------------------------

### Ceiling Heights

Floor / Height: <b>First Floor / 10' 0"</b> <b>Second Floor / 9' 0"</b>
---



## Roof

Primary Pitch:

**12 on 12**

---

Framing Type:

**Stick**

---





May 12, 2022

ReGen Properties  
% Lawrence Parker  
1238 and 1240 S. Madison  
Monroe, GA 30062

Re: Building Materials for New Builds

Greetings, Lawrence:

My team has reviewed your request regarding the materials that will be used to construct the properties on S. Madison. As a licensed general contractor, we are committed to delivering the highest quality product possible. As such:

- We will use materials that meet the code requirements for building in a Monroe Historic District community.
- We will also employ the services of a Georgia Licensed architect who is familiar with historic district building requirements

We are available to answer any questions resulting from your application submittal and can be reached at the number below. We look forward to working with your team to complete your new builds.

Regards,

Paul Glassco  
General Contractor/Owner

---

1531 Roswell Rd, Marietta GA 30062  
(470) 776-4135



PROJECT: Monroe New Build  
 ADDRESS: 1238 and 1240 S. Madison, Monroe, GA  
 SCOPE: New Construction  
 DATE: Summer 2022  
 REVISION:

PMG BUILDERS  
 1531 Roswell Rd.  
 Marietta, GA 30062  
 470-776-4135  
 paul@pmgbuilders.com

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
<b>03 00 - CONCRETE</b>												
1	Wall Footing - 16"W x 8"H	1	5%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
2	Wall Footing - 20"W x 8"H	9	5%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
3	Wall Footing - 24"W x 8"H	3	5%	4	cy			\$ -	\$ -	\$ -	\$ -	\$ -
4	3-1/2" Concrete slab - 1445 sq.ft	16	5%	17	cy			\$ -	\$ -	\$ -	\$ -	\$ -
5	4" Concrete slab over - 1127 sq.ft	13	5%	14	cy			\$ -	\$ -	\$ -	\$ -	\$ -
6	6" Thick reinforced concrete wall - 42"H	2	8%	2	cy			\$ -	\$ -	\$ -	\$ -	\$ -
7	8" Thick reinforced concrete wall - 45"H	9	8%	10	cy			\$ -	\$ -	\$ -	\$ -	\$ -
8	8" Thick reinforced concrete wall - 108"H	3	8%	3	cy			\$ -	\$ -	\$ -	\$ -	\$ -
9	8" Thick reinforced concrete wall - 108"H	23	8%	26	cy			\$ -	\$ -	\$ -	\$ -	\$ -
10	10" Thick reinforced concrete wall - 45"H	7	8%	8	cy			\$ -	\$ -	\$ -	\$ -	\$ -
11	<b>TOTAL</b>	<b>85</b>		<b>94</b>	<b>CY</b>							
<b>Misc.</b>												
12	1 Cor.4" curb block	26	5%	28	lf			\$ -	\$ -	\$ -	\$ -	\$ -
13	1 Cor.6" curb block	22	5%	24	lf			\$ -	\$ -	\$ -	\$ -	\$ -
14	1/2" Anchor bolt	160	5%	168	ea			\$ -	\$ -	\$ -	\$ -	\$ -
15	4" washed gravel under S.O.G	29	5%	31	cy			\$ -	\$ -	\$ -	\$ -	\$ -
<b>06 00 - WOOD, PLASTICS &amp; COMPOSITES</b>												
<b>BASEMENT PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
16	2x4 #2 SYP - 10'	23	3%	24	ea			\$ -	\$ -	\$ -	\$ -	\$ -
17	2x6 #2 SYP - 10'	53	3%	55	ea			\$ -	\$ -	\$ -	\$ -	\$ -
18	2x4 #2 SYP - 16'	3	3%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
19	2x4 Treated #2 SYP - 16'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
20	2x6 #2 SYP - 16'	8	0%	8	ea			\$ -	\$ -	\$ -	\$ -	\$ -
21	2x6 Treated #2 SYP - 16'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
22	Header - 1-3/4" x 9-1/2" LSL - 10'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
23	Header - 1-3/4" x 9-1/2" LSL - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
24	Header - 1-3/4" x 9-1/2" LSL - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
25	Header - 2x10 #2 SYP - 14'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Future Partition Framing</b>												
26	2x4 #2 SYP - 10'	77	3%	80	ea			\$ -	\$ -	\$ -	\$ -	\$ -
27	2x4 #2 SYP - 16'	9	3%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
28	2x4 Treated #2 SYP - 16'	5	10%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
29	2x6 #2 SYP - 10'	4	3%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
30	Header - 2x10 #2 SYP - 8'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
31	Header - 2x10 #2 SYP - 10'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
32	Header - 2x10 #2 SYP - 12'	1	0%	1	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
33	18" Floor Trusses	875	5%	919	lf			\$ -	\$ -	\$ -	\$ -	\$ -
34	18" Rim Board - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
35	2x12 #2 SYP - 16'	9	10%	10	ea			\$ -	\$ -	\$ -	\$ -	\$ -
36	6x6 Treated #2 SYP - 10'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>MAIN FLOOR PARTITION AND CEILING FRMAING</b>												
<b>Partition Framing</b>												
37	2x4 #2 SYP - 104-5/8"	128	3%	133	ea			\$ -	\$ -	\$ -	\$ -	\$ -
38	2x4 #2 SYP - 16'	19	10%	22	ea			\$ -	\$ -	\$ -	\$ -	\$ -
39	2x6 #2 SYP - 104-5/8"	194	3%	200	ea			\$ -	\$ -	\$ -	\$ -	\$ -
40	2x6 #2 SYP - 10'	105	3%	109	ea			\$ -	\$ -	\$ -	\$ -	\$ -
41	2x6 #2 SYP - 16'	53	10%	58	ea			\$ -	\$ -	\$ -	\$ -	\$ -
42	Header - 2x10 #2 SYP - 8'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
43	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
44	Header - 2x10 #2 SYP - 12'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
45	Header - 2x10 #2 SYP - 14'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
46	Header - 1-3/4" x 9-1/2" LSL - 8'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
47	Header - 1-3/4" x 9-1/2" LSL - 12'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
48	Header - 1-3/4" x 9-1/2" LSL - 13'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
49	Header - 1-3/4" x 11-7/8" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
50	Header - 1-3/4" x 11-7/8" LSL - 18'	2	0%	2	ea			\$ -	\$ -	\$ -	\$ -	\$ -
51	Header - 1-3/4" x 14" LSL - 10'	3	0%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ceiling Framing</b>												
52	18" Floor Trusses	1,095	5%	1,150	lf			\$ -	\$ -	\$ -	\$ -	\$ -
53	Girder truss	94	5%	99	lf			\$ -	\$ -	\$ -	\$ -	\$ -
54	18" Rim Board - 16'	10	10%	12	ea			\$ -	\$ -	\$ -	\$ -	\$ -
55	2x12 #2 SYP - 16'	10	10%	11	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>UPPER FLOOR PARTITION FRMAING AND SOFFIT FRAMING</b>												
<b>Partition Framing</b>												
56	2x4 #2 SYP - 104-5/8"	233	3%	240	ea			\$ -	\$ -	\$ -	\$ -	\$ -
57	2x4 #2 SYP - 16'	39	10%	43	ea			\$ -	\$ -	\$ -	\$ -	\$ -
58	2x6 #2 SYP - 104-5/8"	208	3%	215	ea			\$ -	\$ -	\$ -	\$ -	\$ -
59	2x6 #2 SYP - 16'	35	10%	39	ea			\$ -	\$ -	\$ -	\$ -	\$ -
60	Header - 2x10 #2 SYP - 8'	2	10%	3	ea			\$ -	\$ -	\$ -	\$ -	\$ -
61	Header - 2x10 #2 SYP - 10'	5	0%	5	ea			\$ -	\$ -	\$ -	\$ -	\$ -
62	Header - 2x10 #2 SYP - 12'	9	0%	9	ea			\$ -	\$ -	\$ -	\$ -	\$ -
63	Header - 2x10 #2 SYP - 14'	4	0%	4	ea			\$ -	\$ -	\$ -	\$ -	\$ -
<b>Soffit Framing</b>												
64	2x6 #2 SYP - 16'	12	10%	14	ea			\$ -	\$ -	\$ -	\$ -	\$ -



PROJECT:  
ADDRESS:

SCOPE:  
DATE:  
REVISION: 00

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
65	2x6 pine sub-fascia - 16'	23	10%	25	ea			\$ -	\$ -	\$ -		\$ -
66	2x2 #3 grade - 8'	45	10%	50	ea			\$ -	\$ -	\$ -		\$ -
<b>STAIRS FRAMING</b>												
67	2x8 #2 SYP - 10'	16	5%	17	ea			\$ -	\$ -	\$ -		\$ -
68	Riser - 1x8 #3 pine - 16'	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
69	Tread - 5/4" x 11-1/2" OSB - 16'	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
70	Stringer - 1-1/4" x 11-7/8" LSL - 16'	6	0%	6	ea			\$ -	\$ -	\$ -		\$ -
<b>SHEATHING</b>												
71	4'x8'x7/16" OSB exterior wall sheathing	127	8%	138	ea			\$ -	\$ -	\$ -		\$ -
72	4'x8'x3/4" T&G OSB floor sheathing	92	8%	100	ea			\$ -	\$ -	\$ -		\$ -
73	Roof sheathing (Ref: Exclusion #1)	-	0%	-	ea			\$ -	\$ -	\$ -		\$ -
<b>SIDING</b>												
74	8" Lap siding	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
75	3/8 in. x 8 in. x 16 ft. Pre-Primed Textured Smart Composite Lap Siding	464	0%	464	ea			\$ -	\$ -	\$ -		\$ -
<b>FINISH CARPENTRY</b>												
76	Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	27	5%	29	ea			\$ -	\$ -	\$ -		\$ -
77	Future Baseboard - 9/16 in. x 3-1/4 in. x 144 in. Primed Finger-Jointed Pine Base Moulding	71	5%	75	ea			\$ -	\$ -	\$ -		\$ -
78	Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	196	5%	207	ea			\$ -	\$ -	\$ -		\$ -
79	Future Interior door trim - 11/16 in. x 2-1/4 in. x 84 in. Primed Finger-Jointed Casing for door and windows	31	5%	33	ea			\$ -	\$ -	\$ -		\$ -
<b>07 00 - THERMAL AND MOISTURE PROTECTION</b>								\$ -	\$ -	\$ -	\$ -	\$ -
80	Tyvek house wrap	4,075	10%	4,483	sf			\$ -	\$ -	\$ -		\$ -
81	HomeWrap 9 ft. x 150 ft. Roll Housewrap	3	0%	4	ea			\$ -	\$ -	\$ -		\$ -
81	2" R-10 Rigid insulation	1,650	10%	1,815	sf			\$ -	\$ -	\$ -		\$ -
82	4x8 Styrofoam R10.52	57	0%	57	ea			\$ -	\$ -	\$ -		\$ -
82	6 Mil poly vapor barrier	2,572	15%	2,958	sf			\$ -	\$ -	\$ -		\$ -
83	10 ft. x 100 ft. 6 mil Clear Plastic Sheeting	3	0%	3	ea			\$ -	\$ -	\$ -		\$ -
83	Sill sealer - 300 LF	300	10%	330	lf			\$ -	\$ -	\$ -		\$ -
84	FoamSealR 5-1/2 in. x 50 ft.	7	0%	7	ea			\$ -	\$ -	\$ -		\$ -
<b>08 00 - OPENINGS</b>								\$ -	\$ -	\$ -	\$ -	\$ -
85	Interior single door w/ frame Size: 2'-0"W x 7'-0"H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
86	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	8	0%	8	ea			\$ -	\$ -	\$ -		\$ -
87	Interior sliding single door w/ frame Size: 2'-4"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
88	Interior single door w/ frame Size: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
89	Interior single door w/ frame Size: 2'-8"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
90	Interior double door w/ frame Size: 4'-0"W x 7'-0" H	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
91	Interior double door w/ frame Size: 5'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
92	Exterior single door w/ frame Size: 3'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
93	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
94	Overhead garage door Size: 9'-0" x 8'-0"	2	0%	2	ea			\$ -	\$ -	\$ -		\$ -
95	Overhead garage door Size: 16'-0" x 8'-0"	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
<b>Future Openings</b>												
96	Exterior double door w/ frame Size: 6'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
97	Interior double door w/ frame Size: 4'-0"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
98	Interior single door w/ frame Size: 2'-4"W x 7'-0"H	1	0%	1	ea			\$ -	\$ -	\$ -		\$ -
99	Interior single door w/ frame ize: 2'-6"W x 7'-0"H	4	0%	4	ea			\$ -	\$ -	\$ -		\$ -
<b>SUB TOTAL</b>								\$ -	\$ -	\$ -	\$ -	\$ -

**Note**

- The drawings are scaled as per the mentioned scale on the provided drawings.
- All lumber is assumed kiln dried #2 S4S southern yellow pine (SYP), U.N.O.
- Headers are computed in different lengths to minimize the wastage
- We used 10' stud for partition framing in basement, instead of precut.
- All doors are assumed 7' High
- 

**Legends**

- W.F = Waste factor
- m = months
- sf = square feet
- lf = linear feet
- ea = each
- ea = each



PROJECT:  
ADDRESS:  
SCOPE:  
DATE:  
RIVISION:

ITEM #	SUBJECT	QTY.	W.F	T. QTY	UNIT	UNIT MTRL.	UNIT LBR.	MTRL. COST	LBR. COST	EST. COST	On-Site COST	SAVING
7	Exclusions										cy = cubic yard loc = location ls = lump sum	
1	Roof sheathing due to missing roof plan											

\*Please turn to the next page to see the total lumber order sheet and markups.





May 12, 2022

Laura Wilson  
City of Monroe  
215 N. Broad Street  
Macon, GA 30655

**RE: Disconnection of All Utilities for Monroe and Atha Properties  
\$100.00 Checks for 227 Atha and 1238 S. Madison Ave. Demo**

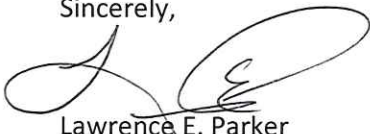
Laura:

Please consider this my formal authorization for the City of Monroe to disconnect all utilities pertaining to 1238 South Madison Avenue, 1240 South Madison Avenue, 227 Atha Street, and 223 Atha Street.

Also enclosed are two checks for \$100.00 each for the demo of 1238 S. Madison Ave. and 227 Atha St.

If you need any additional information, please do not hesitate to contact me.

Sincerely,



Lawrence E. Parker  
ReGen Properties, LLC





# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG

PERMIT #:	1154	DESCRIPTION:	HISTORIC PRESERVATION sign
JOB ADDRESS:	127 N LUMPKIN ST	LOT #:	
PARCEL ID:	M0140187B00	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	Chris Collin	CONTRACTOR:	CHRISTOPHER COLLIN
ADDRESS:	PO Box 2016	PHONE:	
CITY, STATE ZIP:	Lawrenceville GA 30046	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	6/22/2022
VALUATION:	\$ 500.00	EXPIRATION:	12/19/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

This request for signage at 127 N. Lumpkin St. will be heard by the Historic Preservation Commission on June 28, 2022 at 6:00pm in the Council Chambers at City Hall, 215 N. Broad St.

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
\_\_\_\_\_  
(APPROVED BY)

6/22/22  
DATE





215 North Broad Street  
Monroe, GA 30655  
Tel (770) 267-3429  
Fax (770) 267-3698

Receipt Number: R00395185  
Cashier Name: LAURA WILSON  
Terminal Number: 34  
Receipt Date: 6/22/2022 11:51:29 AM

55

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 4008

Name: COLLIN, CHRISTOPHER C &	\$100.00
Total Balance Due:	\$100.00
Amount:	\$100.00
Total Payment Received:	\$100.00
Change:	\$0.00





**Certificate of Appropriateness Application—Historic District**

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 127 North Lumpkin St Parcel # M0140187B00

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Chris Collin

Address: P.O. Box 2016 Lawrenceville GA 30046

Telephone Number: 678-939-4702 Email Address: Chris@LRGRP.com

Applicant:	<u>Strange Taco Bar</u>
Address:	<u>127 North Lumpkin St Monroe GA 30655</u>
Telephone Number:	<u>678-939-4702</u> Email Address: <u>Chris@LRGRP.com</u>

Estimated cost of project: 500.00

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1154

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

CCCL

5-17-22

Signature of Applicant

Date

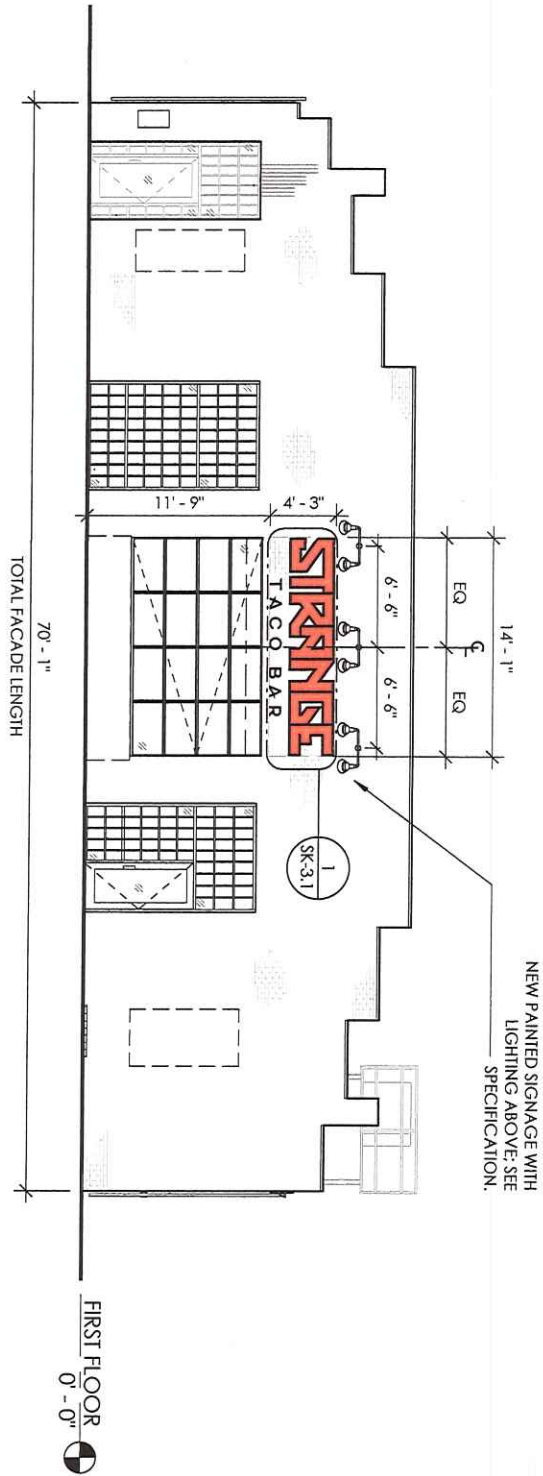


EAST ELEVATION  
SIGNAGE  
SK-3.0  
05/18/22

STRANGE TACO MONROE  
127 N. LUMPKIN ST.  
MONROE, GA 30655

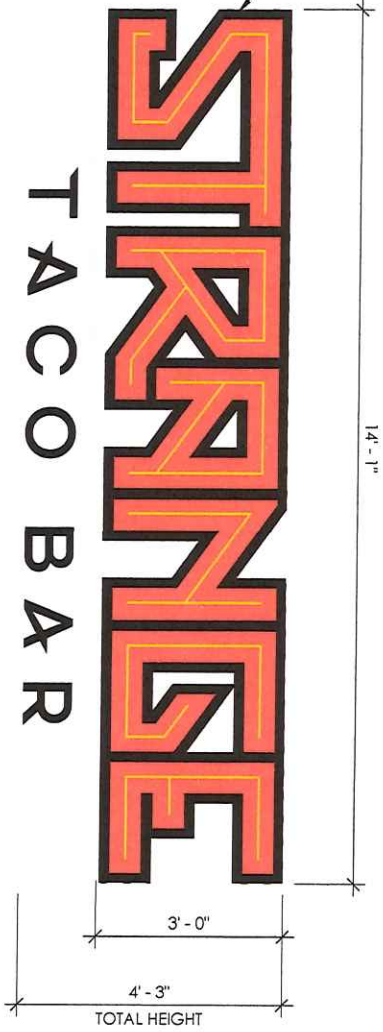
1 1/8" = 1'-0" EAST ELEVATION - SIGNAGE

**NOTE:**  
BUILDING SIGNAGE REQUIRES THAT A SIGN CAN BE 1.5 SF PER LINEAR FOOT OF THE FRONT OF THE BUILDING.  
FRONT FACADE LF: 70'  
1.5 SF X 70 LF = 105 SF ALLOWABLE SIGNAGE AREA  
PROPOSED SIGNAGE SF: 60 SF < 105 SF ALLOWABLE





NEW PAINTED SIGNAGE ON  
BRICK FACADE



1 1/2" = 1'-0" EAST ELEVATION SIGNAGE

SIGNAGE  
DETAIL  
SK-3.1  
05/18/22

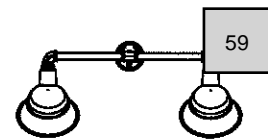
STRANGE TACO MONROE  
127 N. LUMPKIN ST.  
MONROE, GA 30655





# DUAL ARM EMBLEM SIGN LIGHT

JOB NAME: \_\_\_\_\_ FIXTURE TYPE: \_\_\_\_\_



BLE - G - ASE12 - G55 - 975 - 12 - 975 - NA - NA -  
 A B C D E F  
 - NA - GU24  
 G H I

Order Example: BLE - G - 2ASE12 - G55 - 200 - 24 - 200 - SWK - WC - 975 - NA - E26

### A - SHADE SIZE

- 2ASE10 (2) 10" Shades
- 2ASE12 (2) 12" Shades
- 2ASE14 (2) 14" Shades

### B - FINISHES

#### POWDER COAT FINISHES<sup>1</sup>:

- 100 Black
- 105 Textured Black
- 200 White
- 300 Dark Green
- 307 Emerald Green
- 311 Jadite
- 370 Mint
- 380 Chartreuse
- 390 Teal
- 400 Barn Red
- 420 Orange
- 470 Watermelon
- 480 Blush Pink
- 490 Magenta
- 495 Sherbet Orange
- 500 Buttery Yellow
- 570 Sunflower
- 600 Bronze

### B - FINISHES (CONTINUED)

#### POWDER COAT FINISHES<sup>1</sup>:

- 601 Chocolate
- 605 Rust
- 615 Oil-Rubbed Bronze
- 700 Royal Blue
- 705 Navy
- 710 Cobalt Blue
- 715 Delphite Blue
- 790 Lavender
- 800 Industrial Grey
- 805 Charcoal Granite
- 810 Graphite
- 975 Galvanized

#### NATURAL METALS<sup>2</sup>:

- 995 Raw Copper
- 996 Weathered Copper
- 997 Raw Brass
- 998 Weathered Brass
- 999 Oil-Rubbed Copper

### C - ARM PROJECTION

- 12 12" Arm Projection
- 24 24" Arm Projection
- 36 36" Arm Projection

### D - MOUNTING FINISH

Please Note: See Section B for all applicable mounting finish options. Additionally, 980-Brushed Aluminum is available.  
 (I) If a Natural Finish is selected, please note the wall backing plate, two elbows, two hex couplers and t-joint will come in a 980-Brushed Aluminum finish. An optional copper/brass backing plate cover is available, see Section H.  
 980 Brushed Aluminum

### E - SWIVEL KNUCKLE

- NA None/No Swivel Knuckle
- SWK Swivel Knuckle

### F - WIRE CAGE

- NA None/No Wire Cage
- WC Wire Cages<sup>3</sup>

### G - WIRE CAGE FINISH

Please Note: See Section B for all applicable Wire Cage Finish Options.  
 (I) Wire Cage not available in Natural Metals, Powder Coat Finishes only.  
 (II) Select NA if no Wire Cage is selected in Section F.

- NA Not Applicable

### H - MOUNTING ACCESSORY

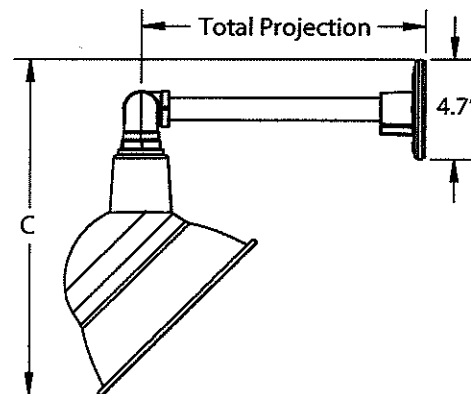
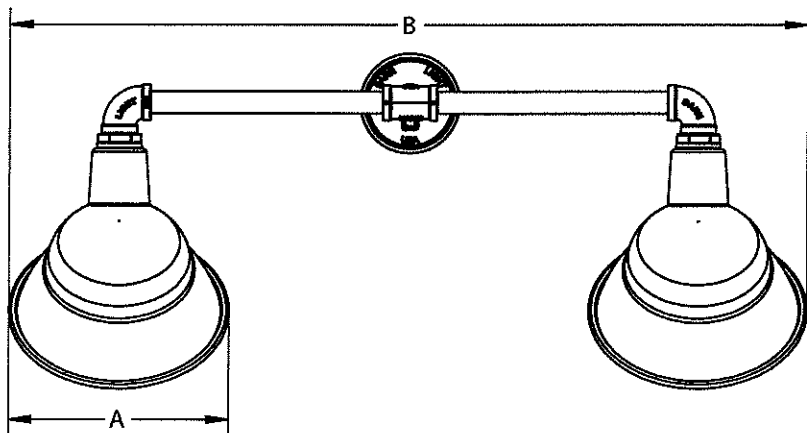
- NA None
- DD Dusk-to-Dawn Photocell
- DBPC Decorative Backing Plate Cover
- HDBC Heavy Duty Backing Plate

### I - SOCKET TYPE

- E26 200 Watt Max
- GU24 24 Bi-Pin, 23W Max<sup>4</sup>

IMPORTANT: (1) All Powder Coat finished shades, with the exception of 975-Galvanized, feature a white interior (2) Natural Finishes have a longer estimated lead time, please check the website for exact manufacturing time. There are no returns accepted on Natural Finishes. (3) Wire Cage not available in Natural Finishes (4) Fixtures configured with a GU24 socket are non-returnable

## DIMENSIONAL DRAWING



SHADE CODE	DIAMETER (A)	WIDTH (B)	HEIGHT (C)
ASE10	10"	37"	15.7"
ASE12	12"	39"	18"
ASE14	14"	41.4"	19.6"

ARM PROJECTION	TOTAL PROJECTION
12 12" Arm Projection	13.1"
24 24" Arm Projection	25.1"
36 36" Arm Projection	37.1"



**SPECIFICATIONS**

**CONSTRUCTION**

MOUNTING ARMS  
 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Arms. Custom Lengths Available upon Request.

**CERTIFICATIONS, LISTINGS & WARRANTY**

MADE IN THE USA  
 Manufactured and Hand-Crafted in our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS

LIMITED WARRANTY  
 For Additional Information on our Limited Warranty, Please See Our Terms & Conditions

**SHADE & FINISHES**

EMBLEM SHADES  
 Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

POWDER COAT FINISHES  
 Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

**LIGHT SOURCE**

INCANDESCENT  
 (2) Medium Base E26 Sockets, 200W Max, 120 VAC

COMPACT FLUORESCENT  
 (2) Bi-Pin Base GU24 Sockets, 23W Max, 120 VAC





# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1155	DESCRIPTION:	HISTORIC PRESERVATION COA Porch enclosure & deck
JOB ADDRESS:	904 S BROAD ST	LOT #:	
PARCEL ID:	M0190036	BLK #:	
SUBDIVISION:		ZONING:	R-2
ISSUED TO:	Lee Malcom	CONTRACTOR:	Lee Malcom
ADDRESS:	897 Fairway Dr	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-218-2213	PHONE:	
PROP.USE:	RESIDENTIAL	DATE ISSUED:	6/22/2022
VALUATION:	\$ 0.00	EXPIRATION:	12/19/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		<b>\$ 100.00</b>
<b>PAYMENTS</b>		<b>\$ -100.00</b>
<b>BALANCE</b>		<b>\$ 0.00</b>

**NOTES:**

Be advised this request for a porch enclosure and addition of a rear deck at 904 S Broad St will be heard by the Historic Preservation Commission on June 28, 2022 at 6pm in the Council Chambers located at City Hall, 215 N. Broad St.

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

*Sam E. Harris*  
\_\_\_\_\_  
(APPROVED BY)

*6/22/22*  
\_\_\_\_\_  
DATE





215 North Broad Street  
 Monroe, GA 30655  
 Tel (770) 267-3429  
 Fax (770) 267-3698

Receipt Number: R00395228

62

Cashier Name: LAURA WILSON

Terminal Number: 34

Receipt Date: 6/22/2022 1:55:02 PM

**Transaction Code: BP - Building Projects Payment**

**Name: Malcom, Lee** **\$100.00**

**Total Balance Due:** **\$100.00**

Payment Method: Check Payn Reference: 2520

Amount: \$100.00

**Total Payment Received:** **\$100.00**

**Change:** **\$0.00**





### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 904 S. Broad St Parcel # \_\_\_\_\_

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Lee Malcom

Address: 897 Fairway DR Monroe, Ga 30655

Telephone Number: 4-218-2213 Email Address: lpmalcom@adl.com

Applicant: <u>Lee Malcom</u>	
Address: <u>897 Fairway DR</u>	
Telephone Number: <u>4-218-2213</u>	Email Address: <u>lpmalcom@adl.com</u>

Estimated cost of project: \_\_\_\_\_

Please submit the following items with your application:

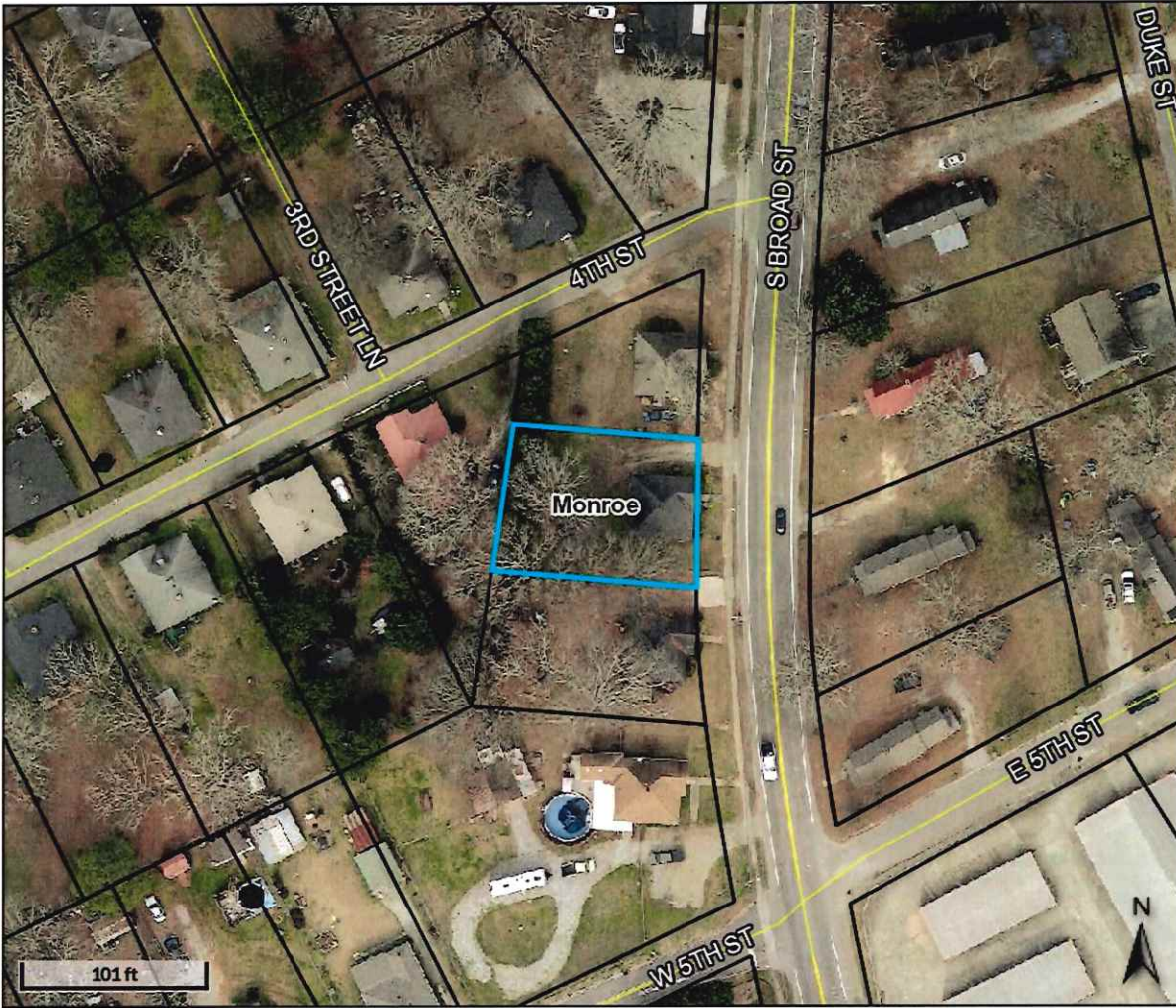
- \_\_\_\_ Photographs of existing condition of the property to show all areas affected
- \_\_\_\_ Map of the property showing existing buildings, roads, and walkways
- \_\_\_\_ Map of the property showing the location and design of the proposed work
- \_\_\_\_ Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- \_\_\_\_ Architectural floorplans (new construction only)
- \_\_\_\_ Written description of the project including proposed materials
- \_\_\_\_ Owner authorization statement, if applicant is not the property owner
- \_\_\_\_ Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1155

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

Lee P Malcom  
Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_





**Legend**  
 □ Parcels  
 — Roads

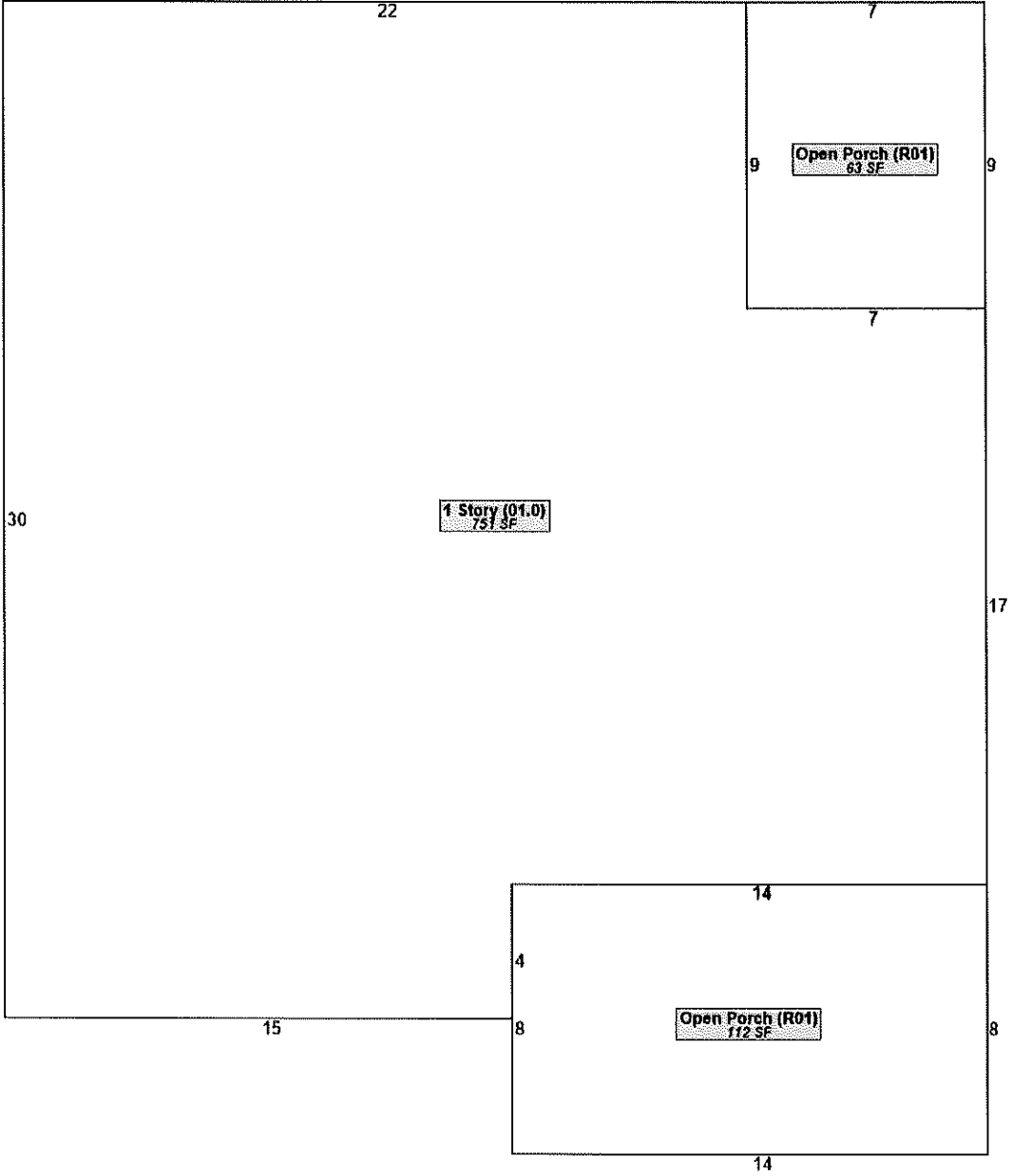
Parcel ID	M0190036	Owner	MURRAY JAMES GREGORY	Last 2 Sales			
Class Code	Residential		554 HIGHWAY 11	Date	Price	Reason	Qual
Taxing District	Monroe		MONROE, GA 30655	8/19/1996	\$20000	FM	Q
Acres	0.17	Physical Address	904 S BROAD ST	n/a	0	n/a	n/a
		Appraised Value	Value \$68400				

(Note: Not to be used on legal documents)

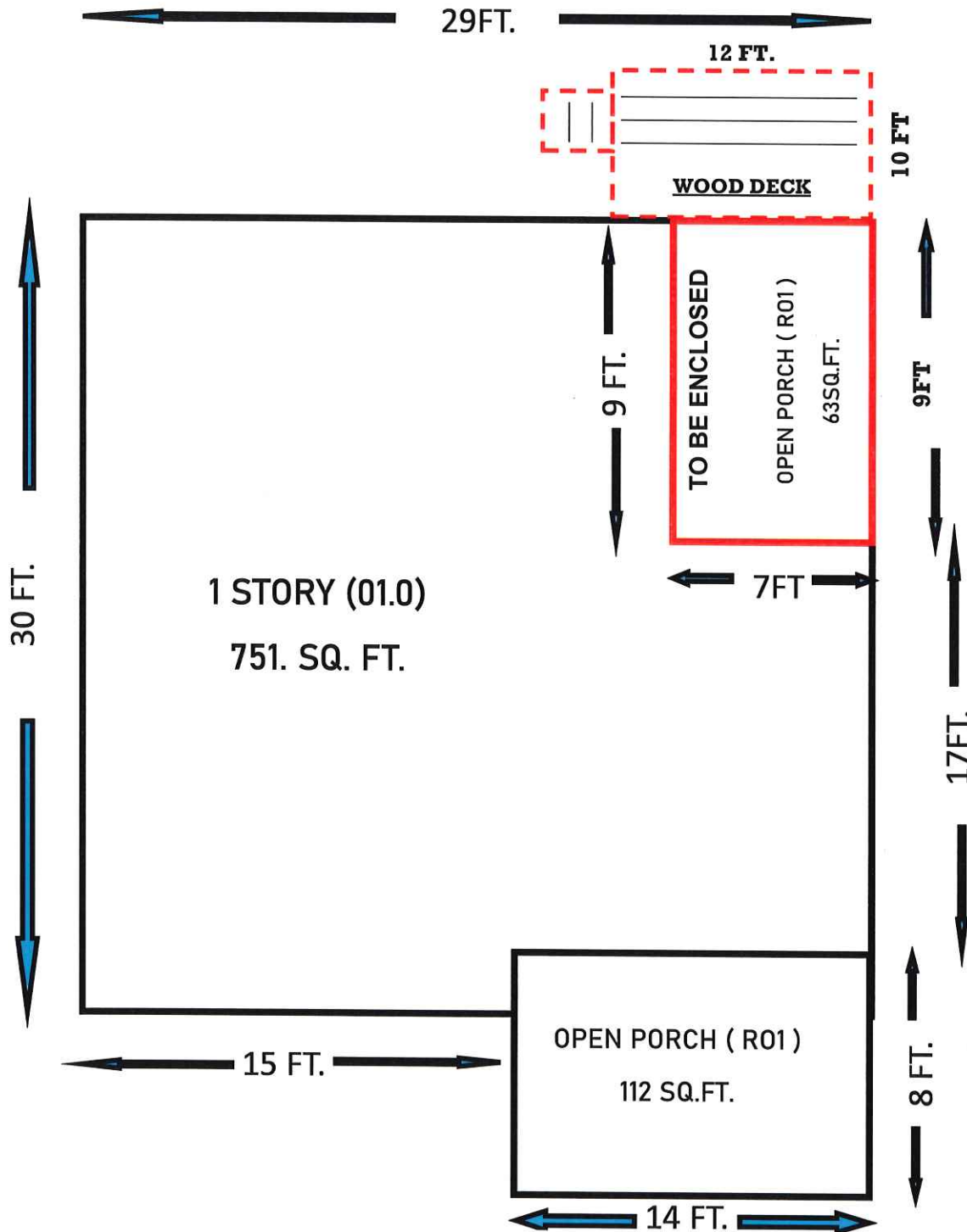
Date created: 5/24/2022  
 Last Data Uploaded: 5/24/2022 6:33:45 AM

Developed by  Schneider  
 GEOSPATIAL









**904 South Broad St**

**Red Outlined areas are the proposed additions to 904 South Broad St. located in the Historic District of the City of Monroe. The 9'x7' ( 63 SQ. FT. ) Opened Rear Porch is to be closed in with matching 4in lap siding. 2 Sets of 32"x38" Windows with the grid panel style will be added on the Right Side of enclosure and 2 32"x38" Installed on the Rear section. A 3/0 or 6/0 Dbl Door will Added for a New rear Entry with Original being removed once the enclosure is Dryed In. A 10ft.x 12ft Wood Deck will be built with Approx. 3 Steps to access the deck and Entry Door.**

**\*\*\* SEE ATTACHED RENDERINGS REFLECTING THE PROPOSED COMPLETED ENCLOSURE. \*\*\*\***



















# 904 SOUTH BROAD STREET MATERIAL

## **1. REAR PORCH ENCLOSURE**

2. 2x4x8 Framing Studs
3. 4 inch Lap Siding to match original Mill House siding
4. 4 - 30" x 38" in. Grid Dbl Hung Windows
5. 1- 3/0 Single Entry Door or a 6/0 Dbl Door
6. ~~Exterior~~ Foam Board
7. 1x4x10
8. 1x6x12
9. R-19 Insulation
10. Metal Flashing
11. Electrical Wire 12/2 w grnd. 14/2 w grnd. 10/2 w/grnd.
12. Exterior Flood Lights w/ motion sensors
13. Exterior Wall mounted Latens Style to Original Era or close too.
14. Wood Deck: 5/4x6x12 Pressure treated decking
15. 2x8x12 Pressure Treated
16. 2x10x8 Pressure Treated
17. 4x6x8 Pressure Treated Posts
18. 12 in Attachment Bolts
19. Simpson 2x8 Joist Hangers & Step Riser supports
20. Cement for Posts and Landing Pad
21. 2x6x12 Pressure Treated Boards
22. Metal Deck Pickets or Panels
23. Exterior Siding House Paint
24. Exterior Trim House Paint
25. Exterior Landscaping , Shrub plants , Pinestraw
26. Driveway Historic # 7 Gravel Crush and Run or Poured Cement .





# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG

PERMIT #:	1156	DESCRIPTION:	HISTORIC PRESERVATION New detached garage
JOB ADDRESS:	211 Boulevard	LOT #:	
PARCEL ID:	M0160087	BLK #:	
SUBDIVISION:		ZONING:	R-1/R-2
ISSUED TO:	Shannon Sturgill	CONTRACTOR:	Shannon Sturgill
ADDRESS:	681 Hillside Dr	PHONE:	
CITY, STATE ZIP:	Grayson GA 30017	OWNER:	
PHONE:	404-391-7572	PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	6/22/2022
VALUATION:	\$ 100,000.00	EXPIRATION:	12/19/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

Please be advised that this request for a new detached garage will be heard by the Historic Preservation Commission on June 28, 2022 at 6pm in the Council Chambers at City Hall, 215 N. Broad St

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
\_\_\_\_\_  
(APPROVED BY)

  
\_\_\_\_\_  
DATE





215 North Broad Street  
Monroe, GA 30655  
Tel (770) 267-3429  
Fax (770) 267-3698

Receipt Number: R00395237  
Cashier Name: LAURA WILSON  
Terminal Number: 34  
Receipt Date: 6/22/2022 2:19:03 PM

73

Transaction Code: BP - Building Projects Payment

Payment Method: Check Payn Reference: 2601

Name: Sturgill, Shannon	\$100.00
<b>Total Balance Due:</b>	<b>\$100.00</b>
Amount:	\$100.00
<b>Total Payment Received:</b>	<b>\$100.00</b>
<b>Change:</b>	<b>\$0.00</b>





### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 211 Boulevard Parcel # \_\_\_\_\_

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Shannon Sturgill

Address: 681 Hillside Dr. Grayson, Ga. 30017

Telephone Number: 404 391 7572 Email Address: Shannonsturgill32@gmail

Applicant: <u>Same</u>	
Address:	
Telephone Number:	Email Address:

Estimated cost of project: 100,000.00

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
# 1156

Please submit all application materials in hardcopy to the Code Department and digitally at [lwilson@monroega.gov](mailto:lwilson@monroega.gov)

[Handwritten Signature]  
Signature of Applicant

5-19-22  
Date



**Laura Wilson**

---

**From:** Shannon Sturgill <shannonsturgill32@gmail.com>  
**Sent:** Wednesday, June 8, 2022 2:30 PM  
**To:** Laura Wilson  
**Subject:** Re: 211 Boulevard-Garage

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank You.

I would like to build a garage at 211 Boulevard. There is no garage there at this time. Proposed garage would be 35' deep and 50' wide, and 24' from ground to peak of roof. Garage would be built at the back right corner of property along fence separating my property from Johns Supermarket. We would like to set it 3' off said property line. By putting it there, it will hide much of the view of the back of Johns Supermarket. Garage will be Three garage doors, and one man door would be placed on the 50' side of the garage, which would face Boulevard, although at an angle, as the property line runs at an angle. Building would be to the right of existing house, and about 120' off of boulevard. Access would be from existing driveway which goes behind the house and no other access from Boulevard would be needed. The garage would consist of the same siding and brick as the house, and painted the same white color with dark stained doors. There will be an attic space suited for storage only. There will be no living space in any of the garage. We will have electric service and water service to the garage for utility purposes only.

I will drop off application and fee later today and I will provide more pictures tomorrow.

Thank You

Shannon Sturgill

404-391-7572

On 6/8/2022 1:51 PM, Laura Wilson wrote:

Good Afternoon,

Please send me a written description of the project and the \$100 application fee. Where will the garage be in relation to the house? Can you send a image of the house showing where the new garage will be? Will the garage doors face the house or the road? How many sq feet is the proposed structure?

Thank you,

*Laura Wilson*





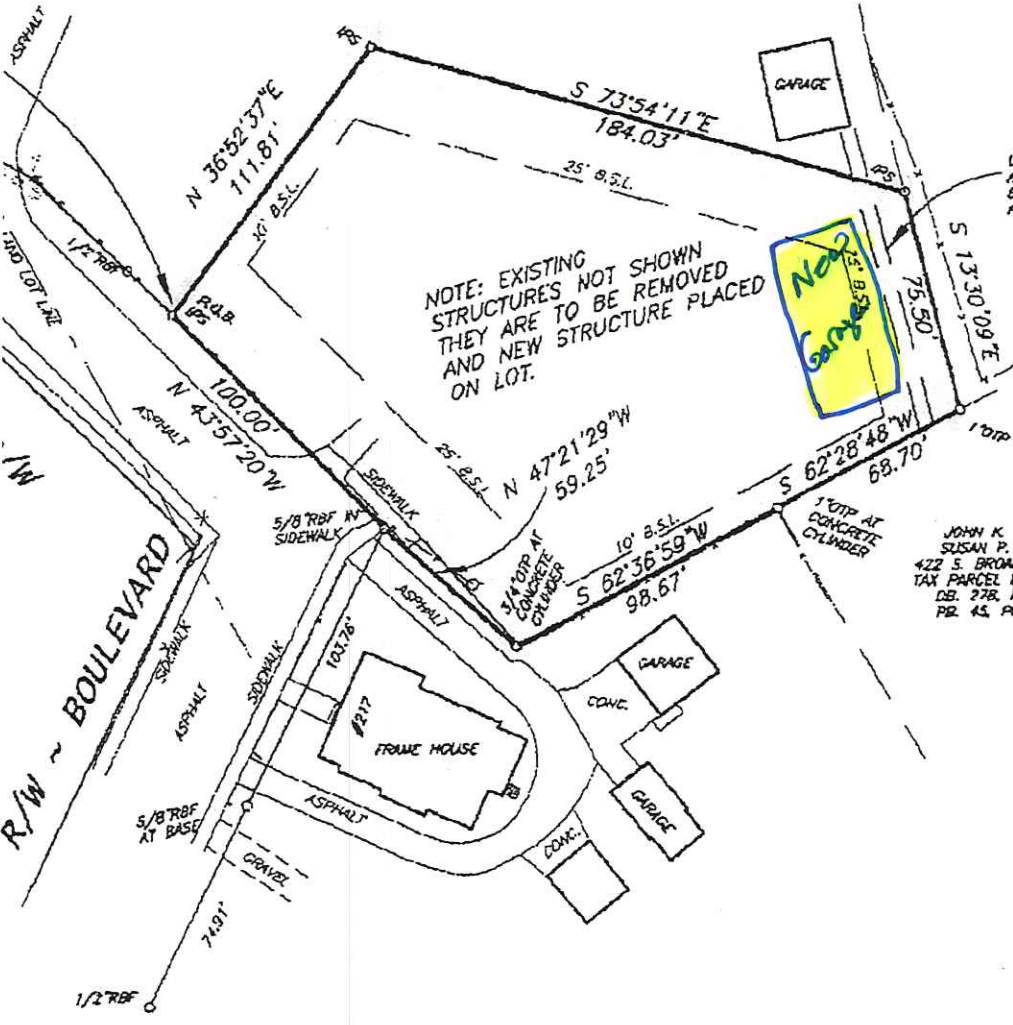
FIRST UNITED METHODIST CHURCH  
177 BOULEVARD  
TAX PARCEL M0180149  
TAX PARCEL M0180007  
TAX PARCEL M0180088  
DB. 774, PG. 308  
PB. 104, PG. 86

GREEN THUMB  
DEVELOPMENT GROUP  
416 S. BROAD STREET  
TAX PARCEL M0160144  
DB. 4417, PG. 490  
PB. 12, PG. 167  
PB. 116, PG. 186

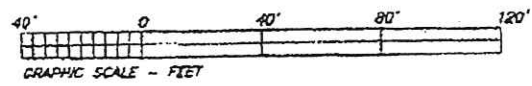
UTILITY EASEMENT  
AND CONSTRUCTION  
EASEMENT PER DB. 4417, PG. 490  
AND PB. 116, PG. 186

JOHN K. STILL  
SUSAN P. STILL  
422 S. BROAD STREET  
TAX PARCEL M0160144  
DB. 278, PG. 32  
PB. 45, PG. 127

NOTE: EXISTING  
STRUCTURES NOT SHOWN  
THEY ARE TO BE REMOVED  
AND NEW STRUCTURE PLACED  
ON LOT.



**0.730 ACRES**



STATION WAS USED  
AND ANGULAR  
IN THE PREPARATION

WHICH THIS MAP OR  
CLOSURE PRECISION  
1/25  
ERROR OF 04"  
WAS ADJUSTED USING



RECONFIGURATION BOUNDARY SURVEY FOR:  
**FIRST UNITED METHODIST CHURCH**

FIELD WORK DATE: 9/30/19 DATE OF PLAT PREPARATION: 10/1/19  
TAX PARCEL M0160088, ZONED R1  
3rd DISTRICT WALTON COUNTY, GEORGIA





30 YEAR Asphalt Shingle

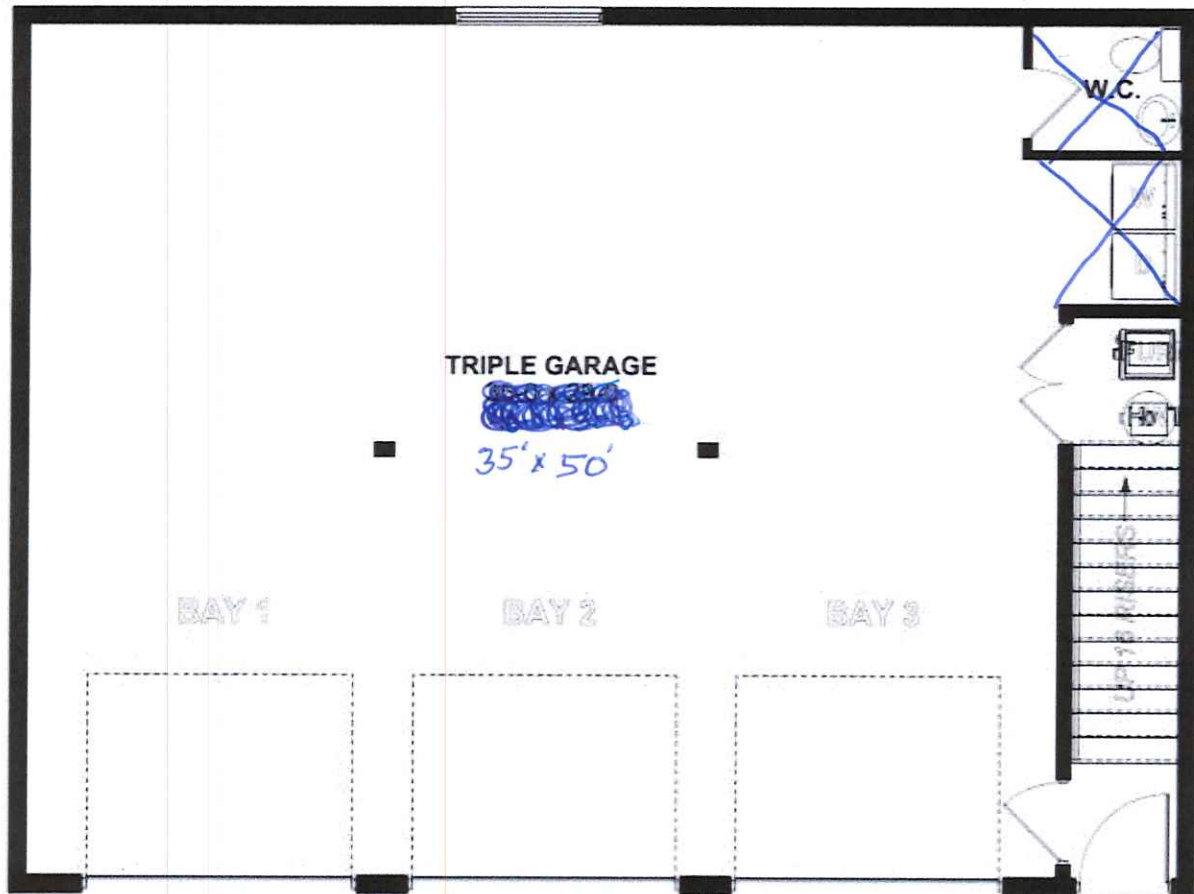
RECLAIMED  
BRICK TO MATCH HOUSE

BOARD & BATTEN  
CEMENT SIDING

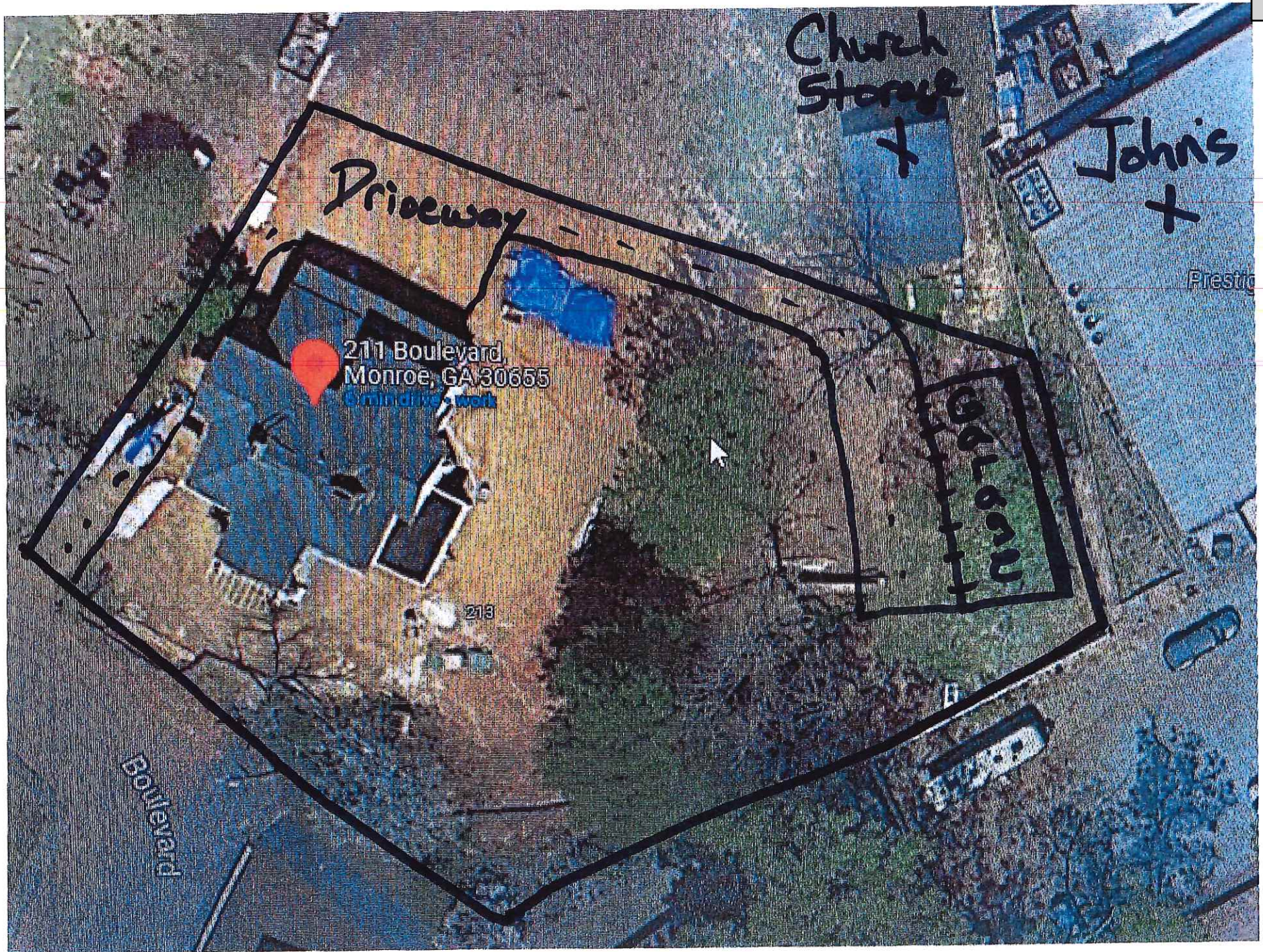


# EXTERIOR MATERIALS

- BRICK SKIRT W/ ZOLLOCK
- BOARD & BATTEN FIBER CEMENT SIDING
- 30 YEAR ARCH. SHINGLES
- PVC/WOOD WINDOWS W/ 1x4 & BACK BAND TRIM
- SLAB ON GRADE
- 10/12 GABLE ROOF LINE
- 24' GROUND TO PEAK OF ROOF
- Electrical Service Only



























View From Boulevard

Garage will Block View of the back of  
Johns Supermarket.









# City of Monroe

215 N. Broad Street  
Monroe, GA 30655  
(770) 207-4674

## HISTORIC PRESERVATION MTG PERMIT

PERMIT #:	1157	DESCRIPTION:	HISTORIC PRESERVATION SIGN
JOB ADDRESS:	130 S BROAD ST	LOT #:	
PARCEL ID:	M0140105	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:	Joe Nedza	CONTRACTOR:	Joe Nedza
ADDRESS:	120 Beverly Dr	PHONE:	
CITY, STATE ZIP:	Athens GA 30606	OWNER:	
PHONE:	678-939-4702	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	6/22/2022
VALUATION:	\$ 2,200.00	EXPIRATION:	12/19/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
COA-03	Historic Preservation Regular Meeting	\$ 100.00
<b>FEE TOTAL</b>		\$ 100.00
<b>PAYMENTS</b>		\$ -100.00
<b>BALANCE</b>		\$ 0.00

**NOTES:**

Please be advised this request for signage at 130 S. Broad St. will be heard by the Historic Preservation Commission on June 28, 2022 at 6pm in the Council Chambers at City Hall, 215 N. Broad St.

**NOTICE**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

  
\_\_\_\_\_  
(APPROVED BY)

6/22/22  
DATE





### Certificate of Appropriateness Application—Historic District

Please fill out each section completely and provide all necessary documentation. Incomplete applications will not be accepted.

Under the Zoning Ordinance for the City of Monroe, properties located within a Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Commission for proposed work that will result in material change in the appearance of the historic property, or of a structure, site, or work of art within a historic district.

Project Address: 130 S. broad St. Parcel # \_\_\_\_\_

Project Type (circle): New Construction, Renovation of Existing Structure, Signage, Demolition

Property Owner: Chris Collin

Address: NA

Telephone Number: ~~678-936-3794~~ 678-939-4702 Email Address: NA

Applicant: <u>Joe Nidza</u>
Address: <u>120 Beverly drive</u>
Telephone Number: <u>678-936-3794</u> Email Address: <u>joe@nedzas.com</u>

Estimated cost of project: 2200

Please submit the following items with your application:

- Photographs of existing condition of the property to show all areas affected
- Map of the property showing existing buildings, roads, and walkways
- Map of the property showing the location and design of the proposed work
- Façade elevations which illustrate how the finished design will look in relation to the existing structure including rooflines if applicable
- NA  Architectural floorplans (new construction only)
- Written description of the project including proposed materials
- Owner authorization statement, if applicant is not the property owner
- Application Fee \$100 (Additional fees required for demolition)

RECEIVED  
#1157

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov

[Signature]  
Signature of Applicant

6-14-22  
Date



**Section 1240(2) – Application for Permits.** Revised 07/17/14

Applications for sign permits required by the City of Monroe Zoning Ordinance shall be filed by the sign owner or the owner’s agent with the City Code Enforcement Office.

All sign permit applications shall be processed for approval or denial within 45 days of receipt.

The application shall describe and set forth the following:

- (a) Name, address and telephone number of the property owner and applicant;
- (b) Address of building, structure, or lot to which or upon which the sign is to be attached or erected;
- (c) Position of the sign in relation to nearby buildings or structures and other signs. Setbacks from right-of-ways, property lines and easements;
- (d) One accurate scale drawing of the sign plans, specifications, and method of construction and attachment to the building or ground for the sign as well as scale drawing of the site showing driveways, structures, existing and proposed signs and any other limiting site features;
- (e) Name of person, firm, corporation, or association erecting the sign;
- (f) Name of business or activity at the address where the sign is to be erected if any;
- (g) Complete calculations establishing the area of sign;
- (h) Such other information as the Code Enforcement Officer shall require to show full compliance with this and all other ordinances of the city;
- (i) Written consent of the owner of the building or lot upon which the sign is to be erected; and
- (j) A written description of all signs located on the lot indicating the sign type, size and placement.

Thank You,  
City of Monroe  
Code Department





215 North Broad Street  
 Monroe, GA 30655  
 Tel (770) 267-3429  
 Fax (770) 267-3698

Receipt Number: R00395252 89  
 Cashier Name: LAURA WILSON  
 Terminal Number: 34  
 Receipt Date: 6/22/2022 2:49:27 PM

**Transaction Code: BP - Building Projects Payment**

<b>Name: Nedza, Joe</b>	<b>\$100.00</b>
	<b>Total Balance Due: \$100.00</b>
Amount: \$100.00	
	<b>Total Payment Received: \$100.00</b>
	<b>Change: \$0.00</b>

Payment Method: Cash Payment Reference:





DELI & GRILL  
**BUTCHER BLOCK**

DELI & GRILL  
**BUTCHER BLOCK**

LOVE IS  
SERVED  
  
Nedza's

OPEN

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