



**OFFICE OF PLANNING**  
55 Trinity Avenue S.W., Suite 3350  
Atlanta, Georgia 30303  
(404) 330-6145

APPLICATION #: **V-15-374**  
DATE ACCEPTED: **11/18/2015**

## NOTICE TO APPLICANT

Address of Property:  
**975 Rupley DR NE**

City Council District: **6** . Neighborhood Planning Unit (NPU): **F** .

Board of Zoning Adjustment (BZA) Hearing Date: **January 7, 2016** .  
at **12:00 p.m.**

Council Chambers, 2nd Floor, City Hall  
55 Trinity Avenue, S.W.

The contact person for NPU F is:

**Charles Nalbone**  
**404-376-3230**  
**zoning@npufatlanta.org**

Contact info for adjacent NPUs is provided below if necessary:

**Additional Contacts:**

Please contact the person(s) listed above within two days to find out which meetings you will be required to attend before the next NPU meeting. If you are unable to reach the contact person, please call the city's NPU Coordinator at 404-330-6145.

Signed,

RG, for Director, Bureau of Planning

Jenny Thomas Warner



City of Atlanta  
 Office of Buildings – Zoning Division  
 55 Trinity Avenue, Suite 3900  
 Atlanta, Georgia 30303  
 Phone: 404-330-6175



**REFERRAL CERTIFICATE**

COUNCIL DISTRICT 6 APPLICATION NUMBER V-15-374  
 NPU F DATE FILED 11/18/2015

Jenny Thomas Warner  
 Name of Applicant

**BUILDING PERMIT AUTHORIZING**

*Addition*

at 975 Rupley Drive NE 17<sup>th</sup> / 11  
 Street Address Quadrant District & Land Lot

to be used for Residential purposes

The property is zoned R-4 District

**2. The Building Permit Was Denied For The Following Reasons:**

Applicant seeks a variance from the zoning regulations to reduce the required north side yard setback from 7 feet to 5 feet for an addition to the rear of an existing single family dwelling.

Applicant seeks no other variances at this time.

Complete plan review not conducted. Architectural drawings not to scale.

**1982 ZONING ORDINANCE, AS AMENDED**

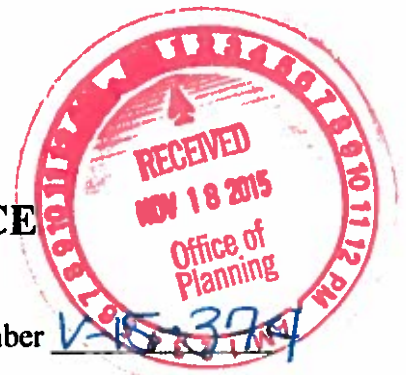
Chapter 6 Section 16-6.008 Paragraph (2)

Chapter \_\_\_\_\_ Section \_\_\_\_\_ Paragraph \_\_\_\_\_

Tamaria Letang 11.18.15  
 Plan Reviewer Date

[Signature] 11/18/15  
 Applicant Date

APPLICATION FOR VARIANCE  
City of Atlanta



Date Filed 9/23/15

Application Number V-15-379

Name of Applicant Jenny Thomas Warner Daytime Phone 404 964 1399

Company Name \_\_\_\_\_ e-mail \_\_\_\_\_

Address 975 Rupley Dr Atlanta GA 30306  
street city state zip code

Name of Property Owner Brass Lantern Phone 270-293-8102

Address 733 Winifred Way The Villages FL 32162  
street city state zip code

Description of Property

Address of Property 975 Rupley Dr. OR

the subject property fronts 44.97 feet on the EAST side of Rupley Dr.  
and begins 187.4 feet from the  
S.E. corner of Todd Rd

Depth: 104.27 Area: 5610<sup>sq</sup> Land Lot: 1 District: 17 Fulton County, GA.

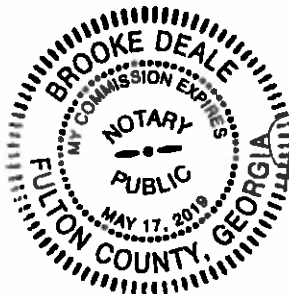
Property is zoned: R4, Council District: 17, Neighborhood Planning Unit: F

TO THE BOARD OF ZONING ADJUSTMENT: Applicant, having received an adverse order or requirement from the administrative officer in seeking a building permit or certificate of occupancy, hereby requests that the Board of Zoning Adjustment grant variance(s).

I hereby authorize the staff of the Office of Planning to inspect the premises of the above-described property. I understand that it is my responsibility to post a public notice sign on the property according to the instructions given to me by the Office of Planning upon filing this application. I swear that all statements herein and attached hereto are true and correct to the best of my knowledge and belief.

Sworn To And Subscribed Before Me This 18 Day Of Nov, 2005.

Jenny Warner  
Owner or Agent for Owner (Applicant)  
Jenny Warner  
APPLICANT'S NAME IN PRINTED LETTERS



Brooke Deale  
NOTARY PUBLIC

V15-314



Summary of proposed changes to buildings or site (example: "Construct a 10-foot by 10-foot, one-story room addition on the first floor of the house.") Include square footages and stories: Rebuild current structure w/ small expansion one story on main level of home. Roughly 12 x 40

Proposed Lot Coverage (After Construction): Calculate total square footage of all lot coverage on the entire property after construction would be finished, including existing and proposed buildings and other structures, sidewalks, driveways, parking pads, patios, gravel, etc; everything except natural planted or undisturbed areas.

3384 covered square feet / 5610 total lot square feet = 60.32% proposed lot coverage

50% maximum allowed lot coverage

*\* Please note this % is less than we currently have*

Variance Procedures

Variance applications are heard and decided at a regularly-scheduled public hearing by the five-member City of Atlanta Board of Zoning Adjustment ("BZA"). The Office of Planning serves as staff to the BZA. Approximately one week after each closing date, a planner is assigned to review your application. All inquires regarding your application should be directed to this office at (404) 330-6145. The rules of the BZA prevent BZA members from discussing the merits of any case except during the public hearing for that case.

**Schedule.** There are two closing dates and two public hearings per month. The schedule allows time for neighborhood and NPU meetings to occur throughout the City prior to each public hearing. The schedule of closing and public hearing dates is attached (Page 9).

**Neighborhood and NPU Recommendations.** The City is divided into 24 Neighborhood Planning Units (NPU), each of which has a volunteer citizen advisory committee that makes a recommendation to the BZA on variances. When you file your application, you will be notified of the NPU contact person and that you must schedule a meeting with that NPU in order to explain what you wish to do. You may be requested to attend additional neighborhood meetings; inquire about the time and place of those meetings. The applicant is expected to contact the NPU as soon as possible after the application is filed. The Office of Planning will send a copy of your application to the appropriate NPU during the week after the closing date for your application.

**Public Notice.** When you file your application, it will be scheduled for a public hearing. The Office of Planning will initiate posting of public notice ("an advertisement", "a legal ad") for this public hearing so that the public is informed at least 15 days before the date of the public hearing:

- by sending written notice of your application to all property owners whose property is within 300 feet of the subject property, and
- by causing public notice to be placed in the newspaper.

*You are responsible for obtaining a public notice sign when you file your application with the Office of Planning, and for posting it in a visible location on your property, at least 15 days prior to your public hearing. Failure to properly post the sign will make it necessary for the BZA to defer your case to another public hearing. The BZA may defer the case to a hearing that has been scheduled 30 or more days after the original hearing.*

**Refunds on Withdrawn Cases.** Requests for withdrawal received 18 days prior to the public hearing will enable a refund of the application fee.

**Staff Recommendation.** Office of Planning staff reviews and makes written recommendations to the BZA on each variance application. You may contact your assigned planner at (404) 330-6145 on the day of the public hearing if you wish to know staff's recommendation.

V-15-374



MEMO Dated November 18, 2015

To: City of Atlanta, Planning and Community Development

From: Jennifer Warner, 975 Rupley Drive NE, 30306

Re: Justification for variances

975 Rupley Drive is a traditional Virginia Highland Bungalow with 3 small bedrooms and 1 very small bathroom. We have lived in this 1930s built house since 2003 and plan to stay in it for many more years. Our growing family's needs, however, aren't being met by this 1 bath house with 2 young girls growing older by the day. Our plans for this house do not involve a tear down or a 'pop top' second story; we simply want to add a bedroom for our new baby and add two modern day sized bathrooms to the back of the house.

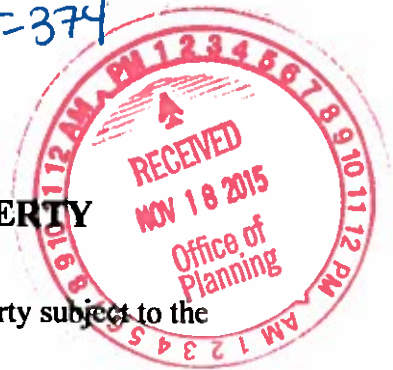
In doing so, we would be removing a structure built by hand by the previous owner which is not stable and is potentially dangerous. The stairs leading to the backyard are 'rickety' and slippery (having my husband fall recently down them he can attest to that), and the enclosed area is made up of a multitude of materials, 24" center joists and an unstable foundation. The floor slopes toward the rear of the house and it is not properly ventilated or insulated. Our architect did not think it was a stable structure.

The issues that require us to get a variance stem from the fact that the structure that is currently in place is already over the set back. We are asking for a reduction in the sideyard set back so that we can rebuild an unstable structure.

We will not be asking to change the look of the house from the street and will be improving the look of the house from the back. We will be turning a formerly impervious areas into a grassed area, reviving the parts of the house that are in need of repair, and giving our family livable space all while maintaining the integrity of the bungalow.

We love this neighborhood, are happy with the public schools, and want to raise our children here. Having a more livable house will make our dreams come true.

V-15-374



**NOTARIZED AUTHORIZATION BY PROPERTY OWNER**

(Required only if applicant is not the owner of the property subject to the application.)

TYPE OF APPLICATION Variance

I, Richard Thomas (OWNER'S NAME)

SWEAR THAT I AM THE OWNER OF THE PROPERTY LOCATED AT 975 Rupley Dr. Atlanta GA (PROPERTY ADDRESS).

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION.

NAME OF APPLICANT Jenny Warner

ADDRESS OF APPLICANT 975 Rupley Dr. Atlanta, GA 30306

TELEPHONE NUMBER 404-964-1399

R. Thomas, Pres.  
Signature of Owner

Personally Appeared Before Me Richard L. Thomas

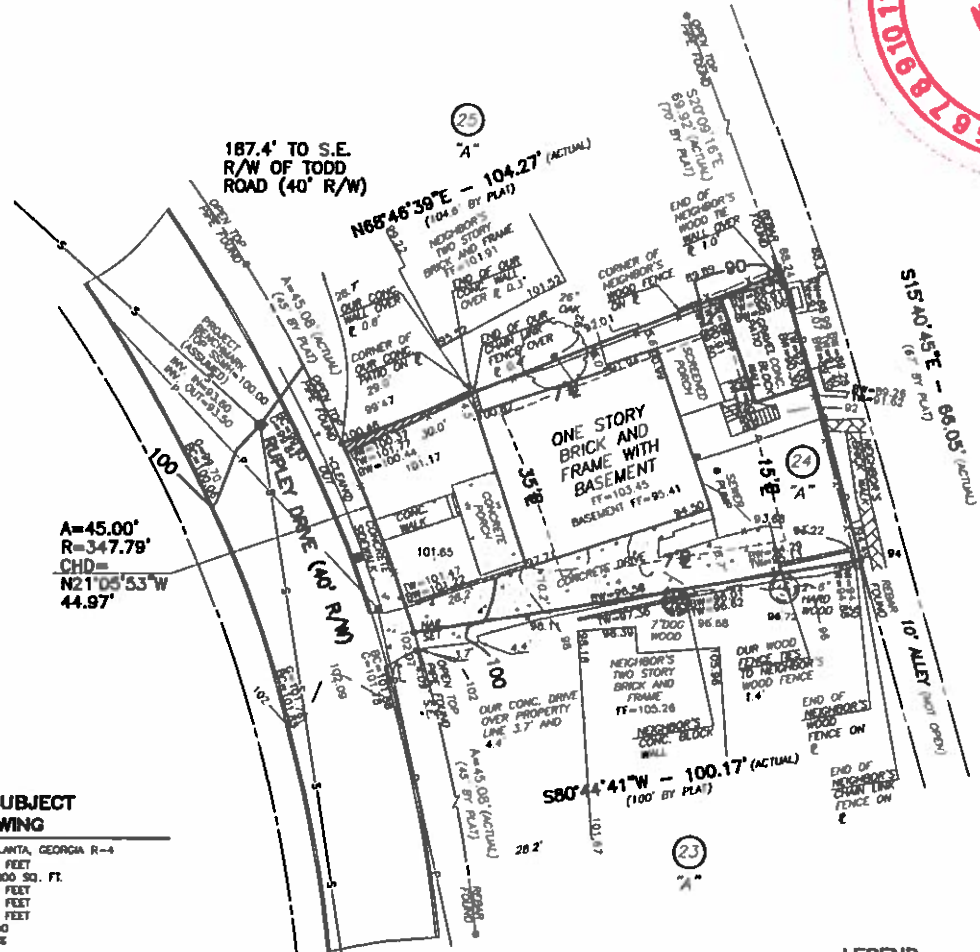
Who Swears That The Information Contained In This Authorization Is True and Correct To The Best of His or Her Knowledge and Belief. Karen E. Grage  
Notary Public

Date 4-15-15

**Karen E. Grage**  
Notary Public, DeKalb County, Georgia  
My Commission Expires May 18, 2018

W-15-374

MAGNETIC  
N



A=45.00'  
R=347.79'  
CHD=  
N21°05'53"W  
44.97'

**THIS PROPERTY SUBJECT TO THE FOLLOWING**

- CURRENT ZONING PER CITY OF ATLANTA, GEORGIA R-4
  - MINIMUM STREET FRONTAGE = 70 FEET
  - MINIMUM LOT AREA = 9,000 SQ. FT.
  - MINIMUM FRONT SETBACK = 35 FEET
  - MINIMUM SIDE SETBACK = 7 FEET
  - MINIMUM REAR SETBACK = 15 FEET
  - MAXIMUM FLOOR AREA RATIO = 0.50
  - MAXIMUM LOT COVERAGE = 50%

**SURVEY NOTES**

- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.
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**LEGEND**

R/W	DENOTES PROPERTY LINE
C	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
C	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X-X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
OMP	DENOTES CORRUGATED METAL PIPE
LP	DENOTES LIGHT POLE
P	DENOTES GUY WIRE
PL	DENOTES POWER LINE
PB	DENOTES POWER BOX
A/C	DENOTES AIR CONDITION
TS	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
QLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
PH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	DENOTES SANITARY SEWER LINE
SSM	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT

TOTAL AREA = 0.129± ACRES  
OR 5,810± SQ. FT.

975 RUPLEY DRIVE  
ATLANTA, GEORGIA

TOPOGRAPHIC MAP FOR  
JENNIFER WARNER  
BRASS LANTERN, INC.

LOT 24, BLOCK "A"  
ADAIR PARK

LAND LOT 1  
DISTRICT 17TH  
COUNTY FULTON  
GEORGIA

PLAT PREPARED: 7-26-15  
FIELD: 7-24-15 SCALE: 1"=20'

**REFERENCE MATERIAL**

- WARRANTY DEED IN FAVOR OF BRASS LANTERN, INC. DEED BOOK 33684 PAGE 438 FULTON COUNTY, GEORGIA RECORDS



**MELUNG SURVEYING SERVICES, INC.**

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

This property is NOT located in a Federal Flood Area as indicated by F.L.R.M. Official Flood Hazard Maps. COMMUNITY PANEL NO. 13121C0261 G EFFECTIVE DATE: SEPTEMBER 18, 2013 FULTON COUNTY, GEORGIA



Michael R. Niles  
Georgia RLS #2648  
Member SANSOG  
JOB#239797

No.	Revision	Date

Site Notes:

1. THE SITE CONTAINS 6120 SQ. FEET OF LOT 27.
2. ADDRESS 975 RUPLEY DRIVE, 100' WIDE, 17' HEIGHT.
3. SURVEY INFORMATION TAKEN FROM SURVEYS OBTAINED BY MICHAEL STUBBS, INC. DATED 11-4-14.
4. THE LOT IS LOCATED WITHIN A 100' WIDE R/W OF RUPLEY DRIVE (40' R/W) IN FULTON COUNTY, GEORGIA.
5. THE CONCRETE FOUNDATION OF THE PLANT AND STRUCTURE FOR THE CONCRETE FOUNDATION SHALL BE CONSTRUCTED TO BE 100' WIDE AND 17' HIGH. THE FOUNDATION SHALL BE CONSTRUCTED TO BE 100' WIDE AND 17' HIGH. THE FOUNDATION SHALL BE CONSTRUCTED TO BE 100' WIDE AND 17' HIGH.
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City of Atlanta General Notes:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE AND THE CITY OF ATLANTA SUBDIVISION ORDINANCE.
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20. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE AND THE CITY OF ATLANTA SUBDIVISION ORDINANCE.

Zoning Conformances:

Site Zoning: S-1 (SINGLE-FAMILY DETACHED)  
 FRONT YARD SETBACK: 30 FEET  
 SIDE YARD SETBACK: 5 FEET  
 REAR YARD SETBACK: 10 FEET  
 LOT COVERAGE: 30%  
 FLOOR AREA: SHALL NOT EXCEED 10,000 SQ. FT.  
 HEIGHT: SHALL NOT EXCEED 35 FEET  
 LOT AREA: SHALL NOT BE LESS THAN 10,000 SQ. FT.  
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State Waters Statement:

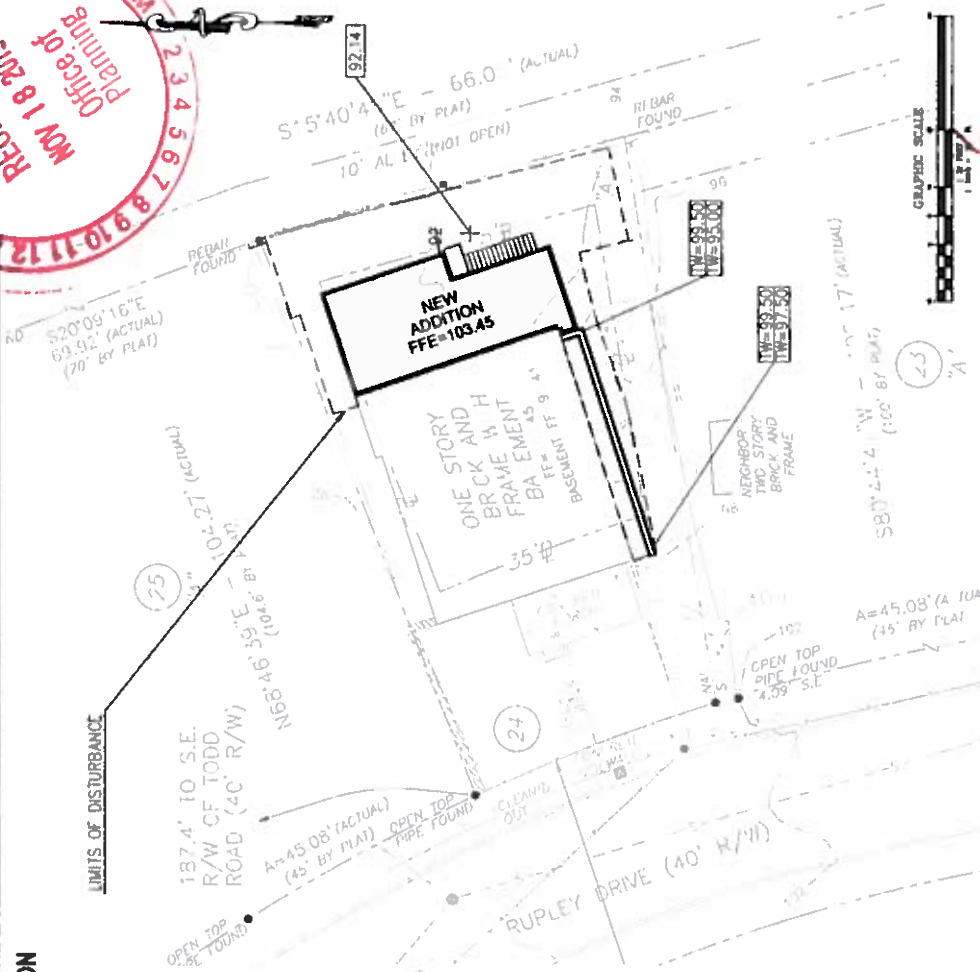
THE SITE IS NOT LOCATED WITHIN A STATE WATERWAY AS DEFINED BY 303(b)(1) OF THE CLEAN WATER ACT (33 USC 3605(b)(1)). THE SITE IS NOT LOCATED WITHIN A STATE WATERWAY AS DEFINED BY 303(b)(1) OF THE CLEAN WATER ACT (33 USC 3605(b)(1)).

Lot Data:

LOT AREA: 6120 SQ. FEET  
 LOT WIDTH: 100 FEET  
 LOT DEPTH: 61.2 FEET  
 LOT AREA: 6120 SQ. FEET  
 LOT WIDTH: 100 FEET  
 LOT DEPTH: 61.2 FEET

Lot Coverage:

Lot	Area (sq. ft.)	Width (ft.)	Depth (ft.)
27	6120	100	61.2
28	6120	100	61.2
29	6120	100	61.2
30	6120	100	61.2
31	6120	100	61.2
32	6120	100	61.2
33	6120	100	61.2
34	6120	100	61.2
35	6120	100	61.2
36	6120	100	61.2
37	6120	100	61.2
38	6120	100	61.2
39	6120	100	61.2
40	6120	100	61.2
41	6120	100	61.2
42	6120	100	61.2
43	6120	100	61.2
44	6120	100	61.2
45	6120	100	61.2
46	6120	100	61.2
47	6120	100	61.2
48	6120	100	61.2
49	6120	100	61.2
50	6120	100	61.2
51	6120	100	61.2
52	6120	100	61.2
53	6120	100	61.2
54	6120	100	61.2
55	6120	100	61.2
56	6120	100	61.2
57	6120	100	61.2
58	6120	100	61.2
59	6120	100	61.2
60	6120	100	61.2
61	6120	100	61.2
62	6120	100	61.2
63	6120	100	61.2
64	6120	100	61.2
65	6120	100	61.2
66	6120	100	61.2
67	6120	100	61.2
68	6120	100	61.2
69	6120	100	61.2
70	6120	100	61.2
71	6120	100	61.2
72	6120	100	61.2
73	6120	100	61.2
74	6120	100	61.2
75	6120	100	61.2
76	6120	100	61.2
77	6120	100	61.2
78	6120	100	61.2
79	6120	100	61.2
80	6120	100	61.2
81	6120	100	61.2
82	6120	100	61.2
83	6120	100	61.2
84	6120	100	61.2
85	6120	100	61.2
86	6120	100	61.2
87	6120	100	61.2
88	6120	100	61.2
89	6120	100	61.2
90	6120	100	61.2
91	6120	100	61.2
92	6120	100	61.2
93	6120	100	61.2
94	6120	100	61.2
95	6120	100	61.2
96	6120	100	61.2
97	6120	100	61.2
98	6120	100	61.2
99	6120	100	61.2
100	6120	100	61.2



Runoff Reduction Calculations:

TOTAL IMPROVED AREA = 770 SF  
 TOTAL IMPROVED AREA = 103.45 SQ. FT.  
 IMPROVED TO RAINFALL REDUCTION IMPACT

Dirt Statement:

NO MORE THAN 10% OF THE CONSTRUCTION SHALL BE EXPOSED TO THE PUBLIC. ALL EXPOSED AREAS SHALL BE PROTECTED BY A DIRT CONTROL PLAN.

Floor Area Ratio:

FLOOR AREA RATIO = 1.68  
 FLOOR AREA = 103.45 SQ. FT.  
 FLOOR AREA = 103.45 SQ. FT.

CONTRACTOR AND OWNER:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
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15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.





EX-1

MATTISON ARCHITECT

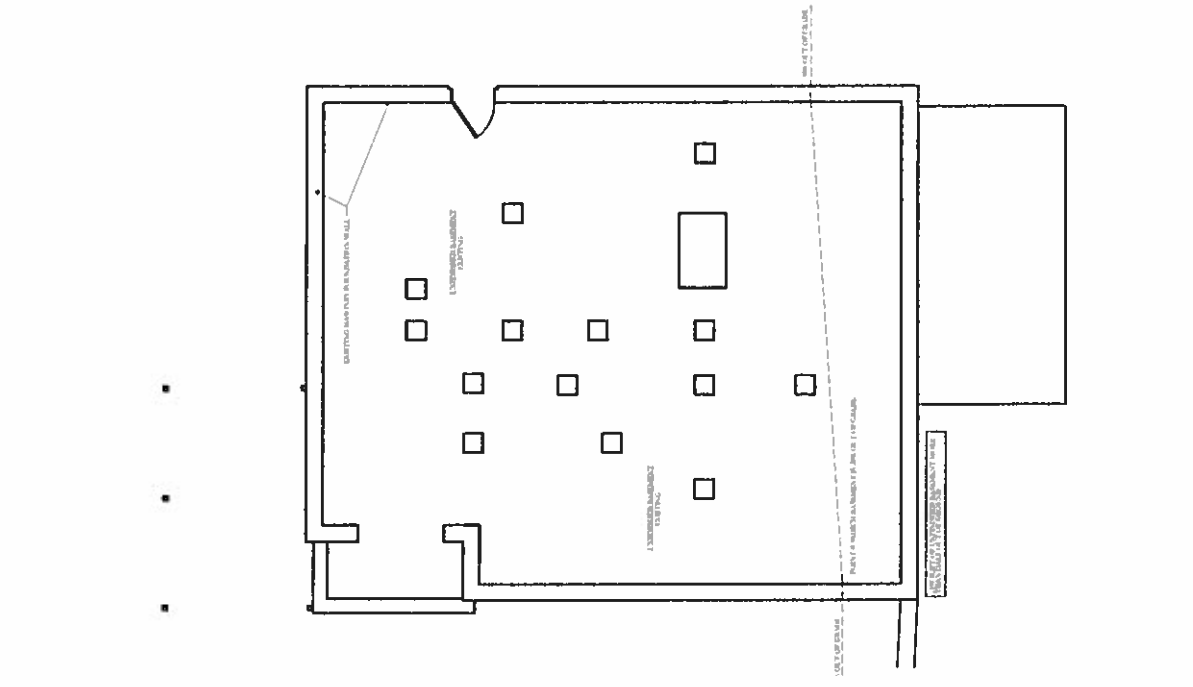
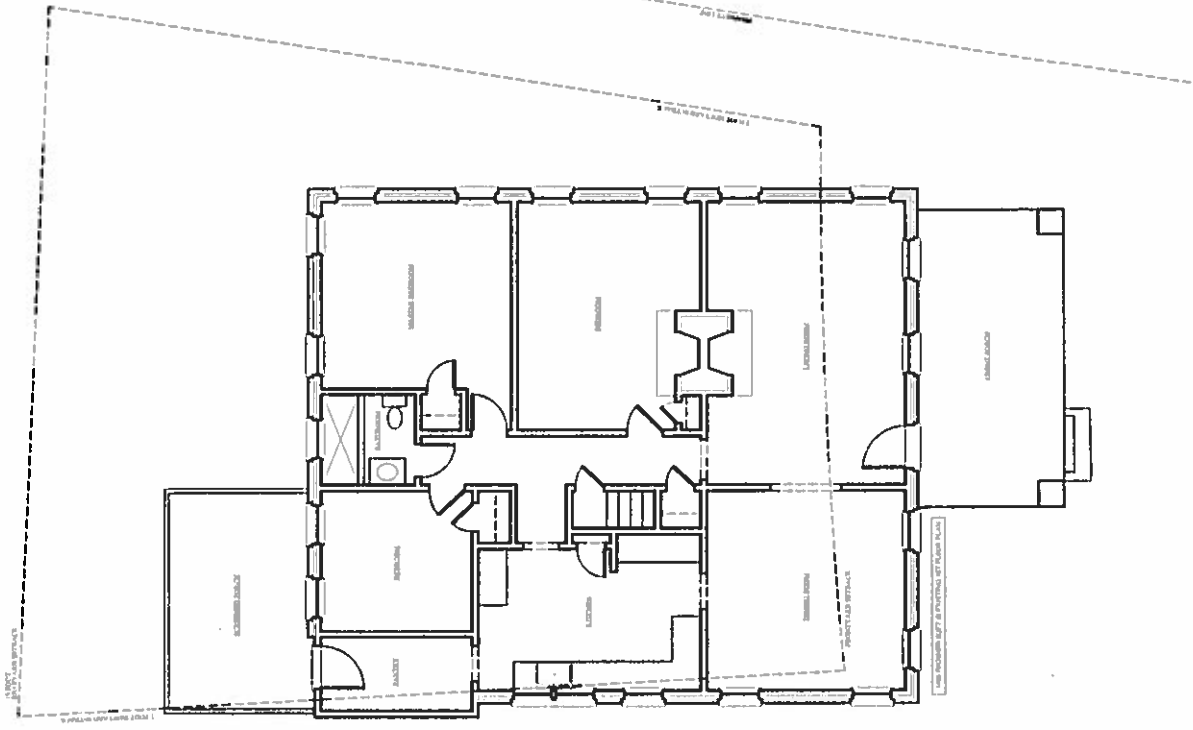
THE THOMAS RESIDENCE  
975 RIPLEY DRIVE  
ATLANTA, GA 30306  
RENOVATION/ADDITION

DESIGNER	TTA
DATE	11/11/10
BY	TTA
SCALE	1/8" = 1'-0"
DESIGN/REVISIONS	NOT FOR CONSTRUCTION

MATTISON ARCHITECT

THIS PLAN IS TO BE USED FOR PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT.

THIS PLAN IS TO BE USED FOR PERMITS ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT.



EX-2

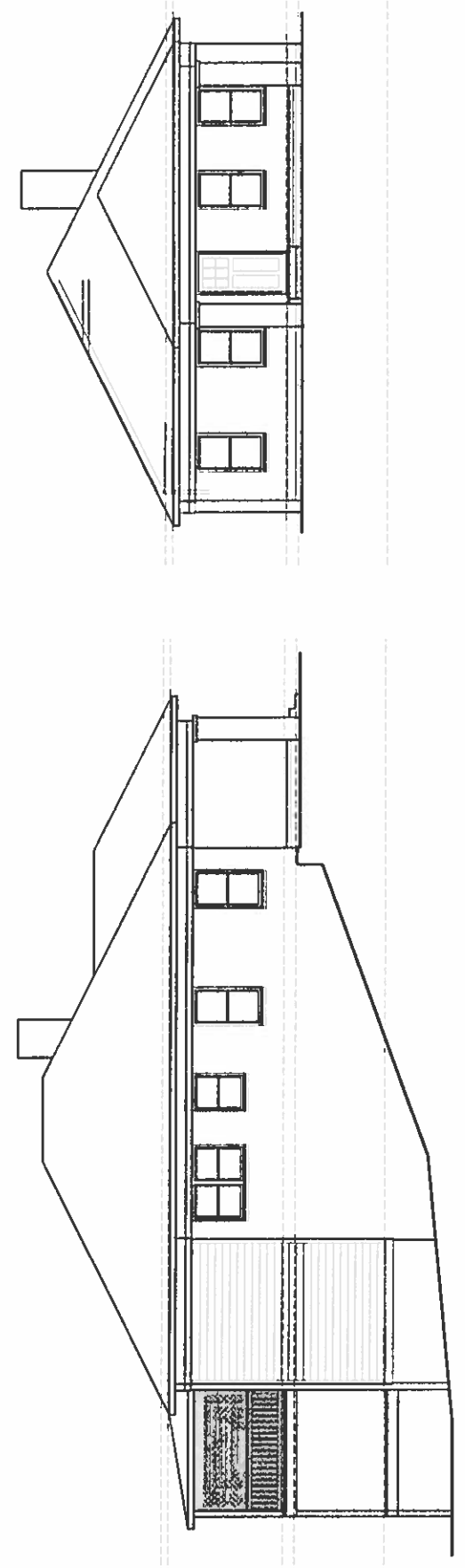
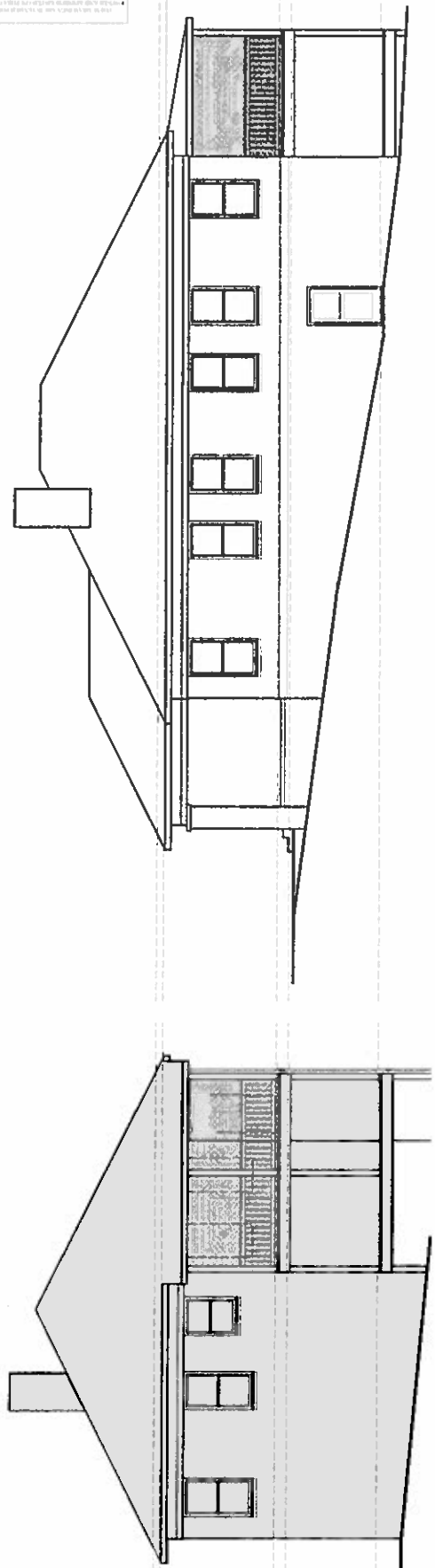
MATTISON ARCHITECTS

THE THOMAS RESIDENCE  
772 RILEY DRIVE  
ALBANY, GA 31706  
RENOVATION/ADDITION

DATE	1/11/17
PROJECT	THE THOMAS RESIDENCE
CLIENT	THE THOMAS RESIDENCE
ARCHITECT	MATTISON ARCHITECTS
SCALE	1/4" = 1'-0"
DESCRIPTION	RENOVATION/ADDITION
DATE	1/11/17
PROJECT	THE THOMAS RESIDENCE
CLIENT	THE THOMAS RESIDENCE
ARCHITECT	MATTISON ARCHITECTS
SCALE	1/4" = 1'-0"
DESCRIPTION	RENOVATION/ADDITION

MATTISON ARCHITECTS

THIS DRAWING IS THE PROPERTY OF MATTISON ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTISON ARCHITECTS.



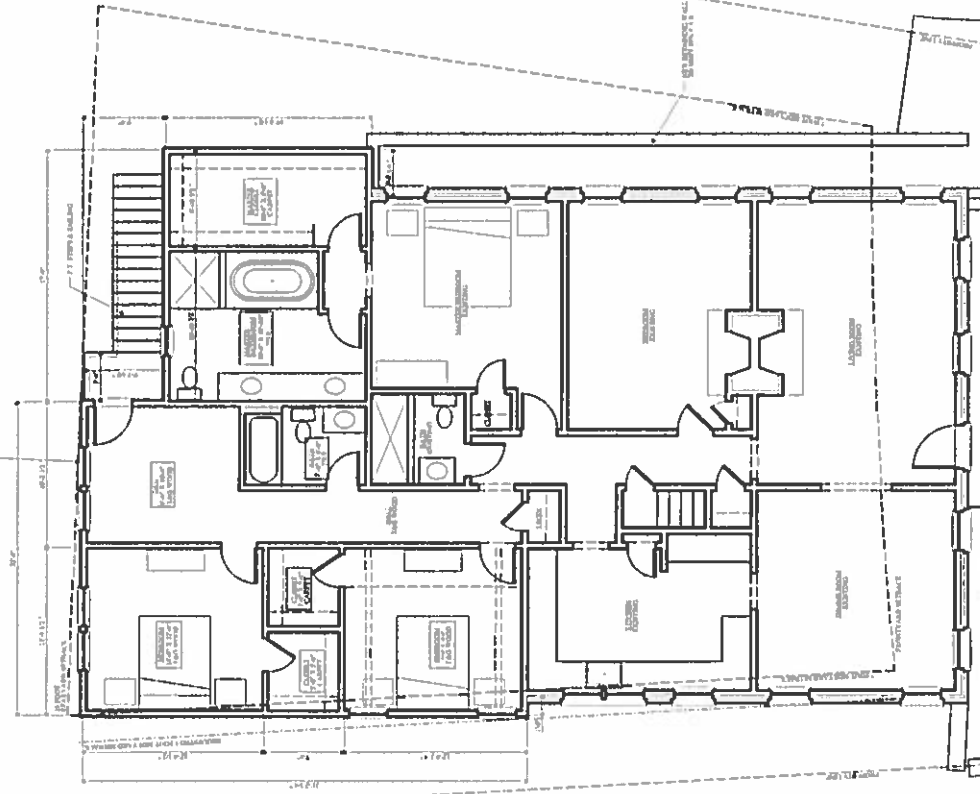
THIS DRAWING IS THE PROPERTY OF MATTISON ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTISON ARCHITECTS.

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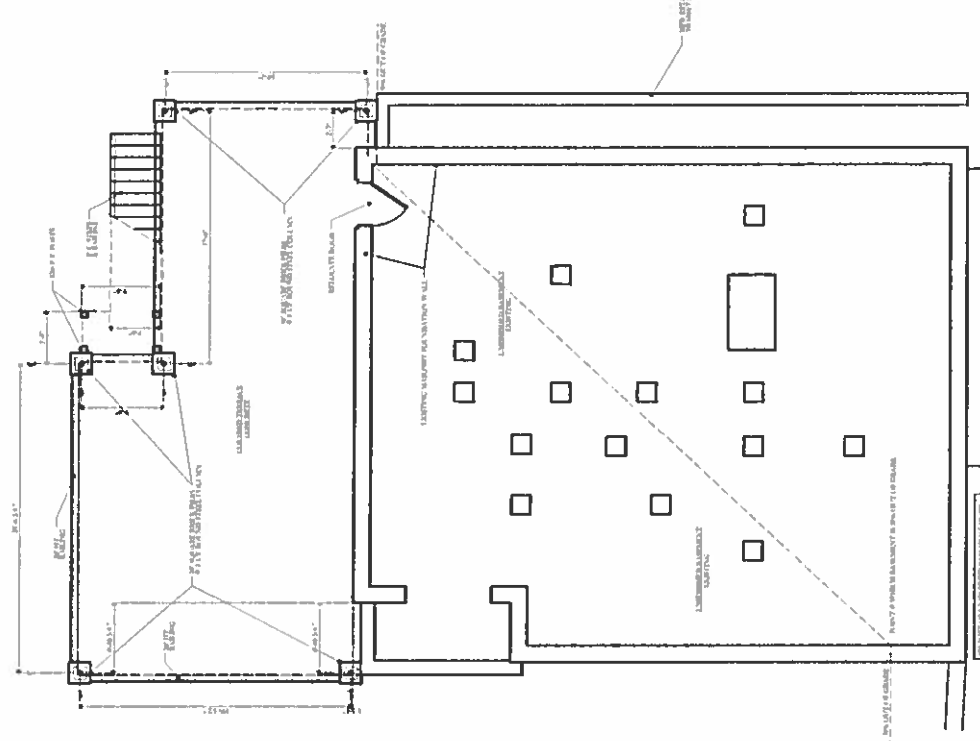
DESIGNED BY:	MMA
DATE:	11.11.13
REVISIONS:	
DESIGN DRAWING NO. FOR CONSTRUCTION:	
SCALE:	1/4" = 1'-0"

1. THIS PLAN IS TO BE CONSIDERED A PRELIMINARY PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR APPROVALS FROM THE LOCAL AUTHORITIES.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT TO ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR APPROVALS FROM THE LOCAL AUTHORITIES.



1 - FIRST FLOOR PLAN  
1/4" = 1'-0"



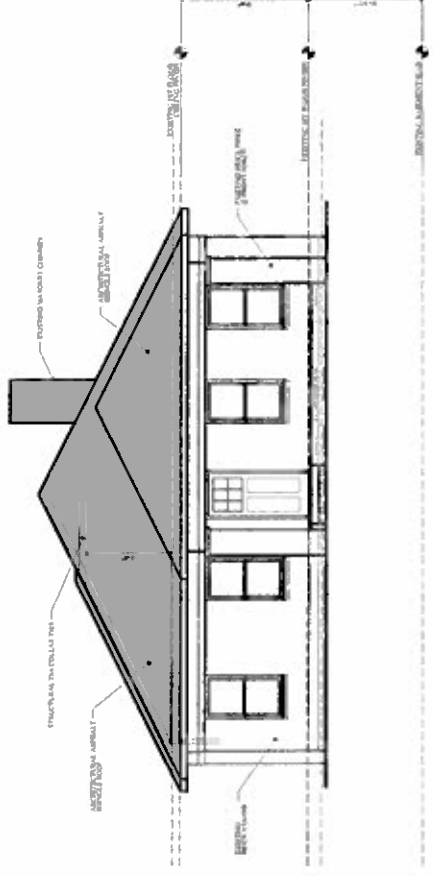
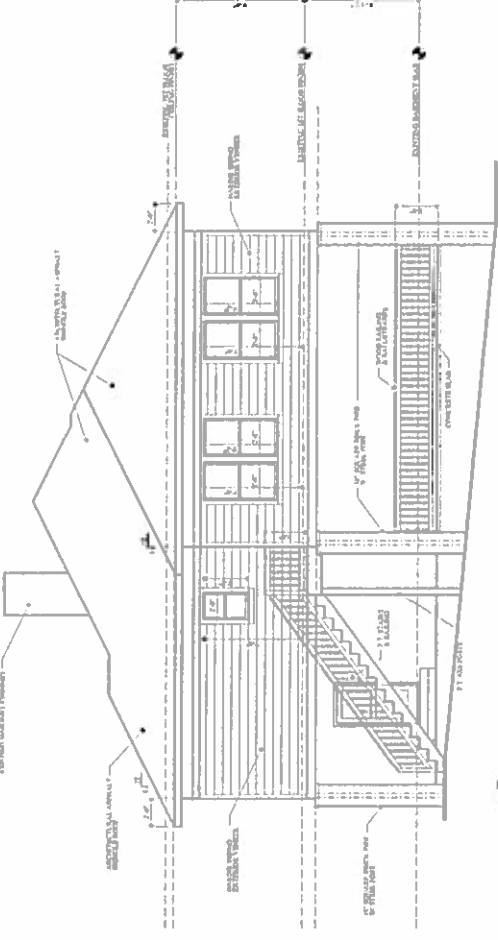
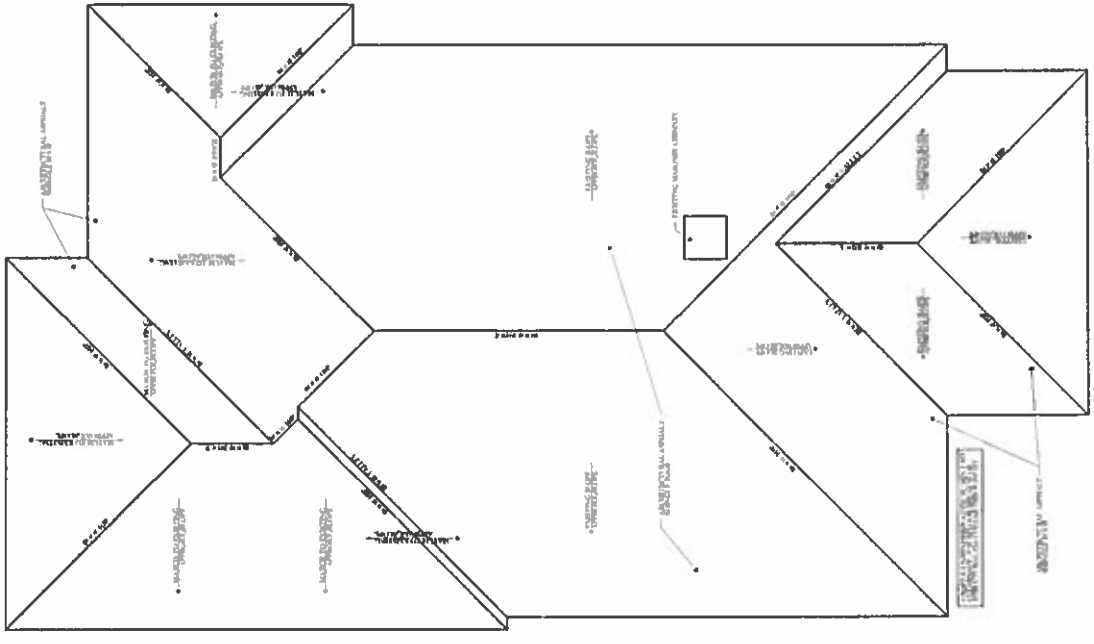
2 - FINISHED BASEMENT PLAN  
1/4" = 1'-0"

DATE	1/17/14
PROJECT NO.	14001
CLIENT	THOMAS
ARCHITECT	MATTISON ARCHITECT
SCALE	1/8" = 1'-0"

MATTISON ARCHITECT

THIS PLAN AND ALL OTHERS HEREON ARE THE PROPERTY OF MATTISON ARCHITECT, P.C. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MATTISON ARCHITECT, P.C.

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.





**RECEIPT**

CITY OF ATLANTA  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
55 TRINITY AVE SW, ATLANTA GA 30303  
404-330-6070

Application: V-15-374  
Application Type: Planning/BZA/Variance/NA  
Address: 975 RUPLEY DR NE, ATLANTA, GA 30306  
Owner Name: BRASS LANTERN INC  
Owner Address:  
Application Name:

---

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
442866	2164	\$100.00	11/18/2015	RPLEWIS		

Owner Info.: BRASS LANTERN INC

Work Description: To add a bedroom for their new baby and add two modern day size bathrooms to the back of the house.

**PAID**  
CITY OF ATLANTA  
NOV 18 2015  
*[Signature]*  
EX OFFICIO MUNICIPAL  
REVENUE COLLECTOR