

Planning, Zoning, and Inspections

509 N. McDonough St.
Decatur, Georgia 30030
404-370-4104 Fax 404-370-0691
info@decaturga.com www.decaturga.com

Zoning Board of Appeals Staff Report

This staff report was prepared for the Zoning Board of Appeals meeting on March 11, 2024. *This project was deferred from the January 2024 meeting.*

Applicant(s): Derek Bigham **Property Address:** 102 5th Avenue **Parcel ID Number:** 15 213 02 139

Land Use/Zoning: Low Density Residential / R-60 Single Family

Variance Request: Setbacks, Height, and FAR

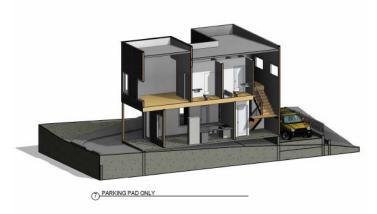
- 1. The property is a 0.04 acre (1809sqft.) undeveloped trapezoidal corner lot with frontage along Oakview Road and 5th Avenue (see Exhibit A).
- 2. Surrounding Use and Zoning: The subject is surrounded by residential and institutional uses. Single-family detached uses are located south and east of the site. Fifth Avenue Upper Elementary School is located west of the subject site across 5th Avenue. Spring Pointe, a walk-up flat community is located northwest of the subject site across Oakview Road.
- 3. Project Summary: The applicant proposes to construct a two-story single-family detached residence with road access from Oakview Road. The applicant provides three different design options that are substantially similar with differences being an option for a third bedroom and/or a deck. The three design options below are imagery taken from the application construction documents:



Option 1: Third Bedroom and Deck



Option 2: Only Deck



Option 3: Only Parking Pad

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Building Height	Maximum 25'	27'	No
Front Yard Setback	Minimum 30'	0' (Oakview) 15.9' (5 th)	No
Side Yard Setback	Minimum 10'	3.1'	No
Rear Yard Setback	Minimum 30'	0.6'	No
Lot Coverage	Maximum 40%	32%	Yes
FAR	Maximum 0.40	0.80	No

- 4. City staff recognizes the peculiar, extraordinary, and practical difficulties of this proposal due to the shallowness and shape of the lot. The applicant previously provided design options with road access from 5th avenue which drew concerns because this is a corner lot on a Safe Routes to School and could hinder visibility. The site has limited road frontage along 5th avenue and its proximity to stop sign prevents adequate access from 5th.
 - The applicant has provided a new design with road access from Oakview Road. The applicant requests a variance from all setbacks, height, and maximum floor area ratio (FAR) requirements. The applicant has also provided site line renderings of the proposed residence from the point of view of 5th Avenue and Oakview Road (Exhibit D).
- 5. *Criteria for Approval*. The Zoning Board of Appeals shall have the authority to authorize upon application in specific cases a variance from the terms of this UDO such as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this UDO will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. Such special conditions shall be limited to exceptional narrowness, shallowness, or shape of a specific piece of property existing at the time of the enactment of this UDO, or exceptional topographic conditions or other extraordinary and exceptional situations or conditions of such piece of property as would result in peculiar, extraordinary, and practical difficulties. Per UDO Section 11.2.9.D, no variance shall be authorized unless the Board finds that all of the following conditions exist:
 - a) The special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
 - b) The granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
 - c) The condition from which relief or a variance is sought did not result from action by the applicant.
 - d) The authorizing of the variance will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion in public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals, or general welfare of the inhabitants of the City.
 - e) The granting of the variance will be in harmony with the general purpose and intent of the Decatur Land Use Plan.
 - f) The granting of the variance will not allow a structure or use in a district restricted against such structure or use.

ZBA Staff Report March 2024 102 5th Avenue Page **4** of **10**

- 6. *Conditions to Approval*. Per UDO Section 11.2.9.F, the Zoning Board of Appeals may impose special conditions it deems necessary in order to mitigate negative impacts upon surrounding properties which may be expected without the imposition of those conditions. Such conditions may consist of a variety of requirements, including, but not limited to:
 - a) Setbacks from any lot line if such setback is a proper part of the application under review;
 - b) Specified or prohibited locations for buildings, parking, loading or storage, or other structures;
 - c) Restrictions in the location of driveways and curb cuts;
 - d) Maximum building heights and other dimensions;
 - e) Landscaping requirements which may include location, type, and maintenance of plant materials, fences, walls, earth berms or other buffers; screening or other protective measures;
 - f) Preservation of existing trees and other vegetation;
 - g) Special measures to alleviate undesirable views, light, glare, noise, dust, or odor;
 - h) Permitted hours of operation;
 - i) Requiring that an existing building be retained;
 - Requiring that development take place according to a site plan, development plan, and/or building plan;
 - k) Limitation on exterior modifications to existing buildings;
 - l) Public facility improvements by the owner;
 - m) A time limit within which the property must either be used as allowed by the variance, special exception, or other appeal; or
 - n) Any other requirement deemed appropriate and necessary as a condition of approval.
- 7. Requirements imposed as a condition of approval shall be required of the property owner and all subsequent owners as a condition of the use of the property and interpreted and continuously enforced by the Zoning Administrator.

ZBA Staff Report March 2024 102 5th Avenue Page **5** of **10**

Exhibits:

- A. Locational Map with Current Lot Configuration
- B. Variance Application Page and Narrative
- C. Site Plan
- D. Site Lines
- E. Construction Documents

Exhibit A: Locational Map with Current Lot Configuration



ZBA Staff Report March 2024 102 5th Avenue Page **7** of **10**

Exhbit B: Variance Application Page and Narrative

VARIANCE APPLICATION

Planning & Zoning

2635 Talley Street Decatur, GA 30030 Phone 404-377-6198 Fax 404-378-5054



Attach a survey of the property drawn to scale and showing the following information. Please provide one full-size copy of all plans, as well as one copy of all plans in an 8½" x 11" format. It is helpful to show floor plans and elevations of proposed building improvements, as well as a letter of support from adjacent property owners. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner. See the stream variance submittal checklist for additional requirements for stream variances.

- 1. all property lines with dimensions
- 2. location of buildings and other structures, creeks and easements referenced to property lines
- 3. north arrow, scale, lot and block numbers and land lot
- 4. topographic and drainage information if pertinent

Address of property 102 5th Avenue	Decatur, GA 30030			
Name of applicant Derek Bigham	Phone 404-234-8520			
Address PO Box 956012	City/state/ZIP Decatur, GA 30033			
Email_derek@invest2911.com				
Name of property owner 2911 Investment Group LLC	Phone 404-234-8520			
Address PO Box 956012	City/state/ZIP Decatur, GA 30033			
Current zoning of property R-60				
Please answer all of the following questions on a separate sheet	t.			
1. What is the variance requested? What code requirement do y	ou wish to vary from?			
2. What are the special conditions relating to the specific piece of shape, topography, or other extraordinary and exceptional situations.				
3. Explain how the application of the zoning ordinance to this specific piece of property results in peculiar, extraordinary and practical difficulties?				
4. Are the circumstances or conditions applying to the building or land in question peculiar to the premises? Do they apply generally to other land or buildings in the vicinity?				
5. Explain why the granting of this variance is necessary for the preservation and enjoyment of a property right and does not merely serve as a convenience to the applicant.				
6. Did the condition for which the variance is sought result from	n an action by the applicant?			
7. Explain how the variance will affect the supply of light and air to adjacent property, the traffic on public streets, the danger of fire, the public safety and established property values.				
8. Explain how the granting of the variance will be in harmony with the general purpose and intent of the Decatur land use plan.				
9. Will the granting of the variance allow a structure or use in a	district restricted against such structure or use?			
I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.				
Applicant signature	Date 7/3/2023			

This is a revised version of our previous narrative. Previous discussions in ZBA meetings focused on the site's flooding and water issues. In this submission, our proposal includes an elevated slab to raise the main floor level approximately 3-4 feet above grade in the rear, addressing the water accumulation issue. Additionally, we plan to implement a sub-grade drainage system to channel excess stormwater into the on-site manhole and the public stormwater system.

For this hearing, we are seeking setback variances on all four sides: approximately .6' on the right side, zero on the Oakview side, around 15.9 feet in the rear, and about 15.9 feet for the front setback.

Regarding the setback request, a concern raised in the previous meeting was the impact of our proposed building on sightlines and safety. Based on the attached drawings and site photos, our assessment indicates minimal impact on visibility and safety.

Since Oakview is a split road, it is a one-way street on each side of the traffic island. Our building placement will not significantly affect traffic in the north or south directions. The provided pictures show a clear path of at least 134 plus feet when traveling southbound; even with my truck parked on the existing sidewalk(see photos), there is a clear line of sight for incoming traffic. Notably, the existing trees on the traffic island pose more of a hazard than our proposed building.

We are also seeking a F.A.R variance, presenting three options. Two options would require an additional 727 SF of heated space, while the third option would need 587 SF of F.A.R variance. As stated above, the footprint does not affect visibility on the site, so adding additional square footage on the second story has no impact on any of the factors that were brought up in previous meetings.

While showing a parking pad/carport in the easement area, we ensure access to the on-property manhole for maintenance. We are proposing two options for the water management. One where downspouts tie into the manhole that is on the property and piped directly into the stormwater system, this should significantly reduce the flooding in that area. The second option is to do a permeable driveway.

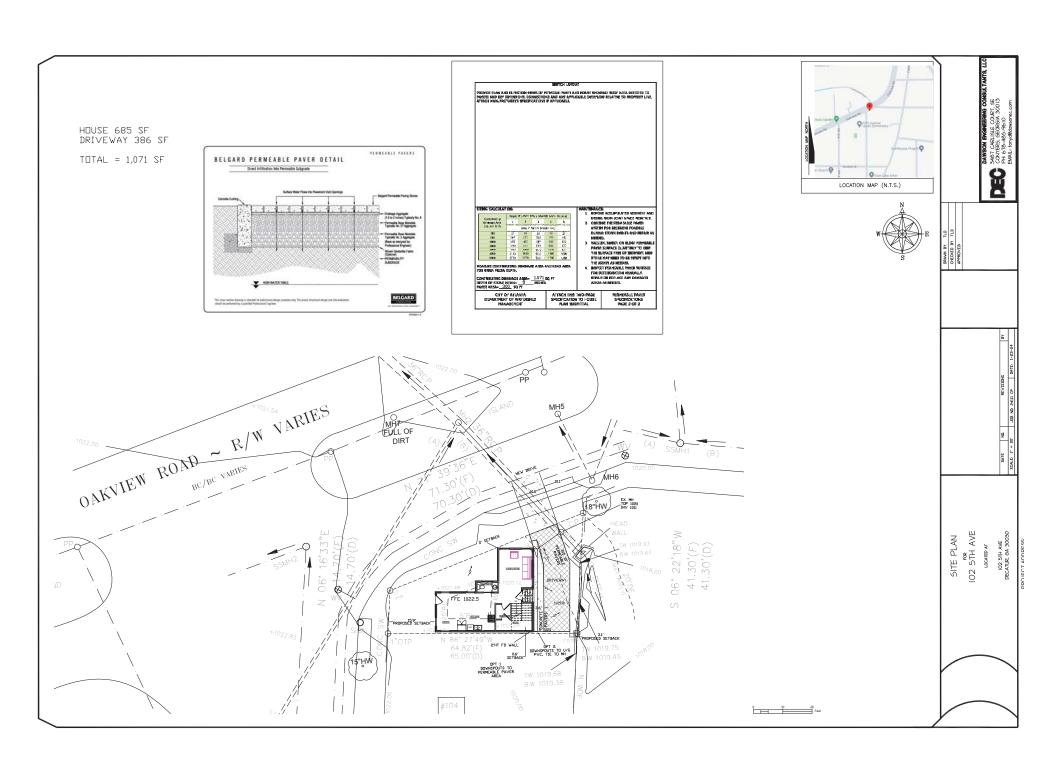
We understand that we could build up to 27 feet, but if that is not the case, we request a height variance.

Photos are in link below.

https://app.companycam.com/galleries/qyP9X7jK

ZBA Staff Report March 2024 102 5th Avenue Page **8** of **10**

Exhibit C: Site Plan



ZBA Staff Report March 2024 102 5th Avenue Page **9** of **10**

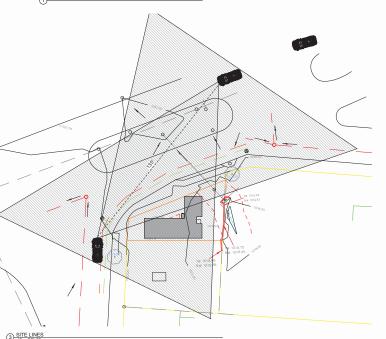
Exhibit D: Site Lines

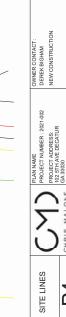












THIS WORK IS THE INTELLECTUAL PROPERTY OF CJM DESIGNS LLC AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION

ZBA Staff Report March 2024 102 5th Avenue Page **10** of **10**

Exhbit E: Construction Documents

CODE COMPLIANCE

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (202 INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS

NATIONAL ENERGY CONSERVATION CODE, 2015
LEMENTS AND AMENDMENTS (2020).

TOTAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA.

- ALL CONSTRUCTIONS TO BE IN ACCORDANCE WITH THE APPLICABLE CODES, REGULATIONS AND ORDINANCES OF THE LOCAL CODES CONTRACTOR TO PREPEREDOR AS REQUESTED THE LOCAL CODES CONTRACTOR TO PREPEREDOR AS REQUESTED THE LOCAL CODES OF THE CONTRACTOR OF THE PROPERTY OF THE CONTRACTOR OF THE CONT

- START OF PROJECT CONTRACTOR TO HIRE A SOILS ENGINEER (OR STRUCTURAL FAIGHAFFRY TO VERIFY EXIST, SOIL STRENGTHS AND NEW FOOTING
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS DO NOT SCALE THE DRAWINGS.

INSULATION:

FURNACE DUCTS (UNHEATED SPACE) R-8 BASEMENT WALLS (HEATED) R-15

- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

102 5TH AVE DECATUR GA 30030



FRAMING NOTES

1. ALL EXTERIOR WALL OPENINGS AND BEARING WALL OPENING TO HAVE (2) 2X12 HEADERS UNLESS

2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH SUMPSON " LUS210" OR FOLIVALENT

PROVIDE DOUBLE OR TRIPLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER PROVIDED FIRE BLOCKING. DRAFTSTOPS & FIRESTOPS AS PER ICC RESIDENTIAL CODE 2006.

4. HIP, VALLEY RAFTERS AND RIDGE BOARDS TO ALWAYS BE A BOARD SIZE 2" LARGER THAN RAFTERS.

5. PROVIDE COLLAR TIES @ THE UPPER THIRD(1/3) OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND JOISTS @ 4-0 O.C.

6. PROVIDE "X" BRIDGING @ 8'-0" O.C MAXIMUM PER JOIST

8 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED (P.T)

- 11. PROVIDE CONTINUOUS PERFORATED EAVE VENTS FOR ATTIC VENTILATION

12. LUMBER SPECIES: A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS - NO. 1 OR NO. 2 SOUTHERN YELLOW PINE.

B.BLOCKING, BRIDGING, ETC. - NO. 1 OR NO.2 SOUTHERN YELLOW PINE C SILLS & PLATES - PRESSURE TREATED (P.T)

D. STUDS - NO. 1 OR NO.2 GRADE PRECUT STUDS (SOUTHERN YELLOW PINE OR DOUGLAS FIRE

E. POST & BEAM DECKING - UTILITY GRADE D.F.

F. PLYWOOD SHEATHING - CDX PLYWOOD (SEE PLANS FOR SIZE).

13. ALL BASEMENT LEVEL STUDS SHALL BE 9'-0' IN HEIGHT FRAMED WITH PRESSURE - TREATED SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE (2 X MATERIAL).

14. ALL MAIN LEVEL STUDS SHALL BE 10'-0" IN HEIGHT FRAMED WITH SINGLE BOTTOM-PLATE AND DOUBLE TOP PLATE (2X MATERIAL), ALL SECOND FLOOR STUDS STUDS SHALL BE 10'-0" IN HEIGHT FRAMED WITH SINGLE BOTTOM-PLATE AND DOUBLE TOP PLATE (2X MATERIAL)

15.ALL EXTERIOR WALL SHALL BE FRAMED WITH 2X4 STUDS @ 16" O.C.MAX. U.N.O.

16. ALL INTERIOR WALLS SHALL BE FRAMED USING 2X4 STUDS @ 16" O.c UNLESS OTHERWISE NOTED.ANY NOTED INTERIOR WALLS FRAMED WITH 2X6 STUDS SHALL ALSO BE @ 16" O.C

JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.

PROVIDE DOUBLE JSTS, LINDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS

PROVIDE FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE U.B.C. SEC. 2516F.

1 X 6 SPACED SHEATHING

NAILING SCHEDULE: JOIST TO SILL OR GIRDER BRIDGING TO JOIST 2" SUBFLOOR TO TO GIRDER SOLE PL. TO JOIST DOUBLE STUDS DOUBLE TOP PL. CONTINUOUS HEADER (2 PC.) CLG. JST. TO PL. CLG. JST. LAP OVER PL. CLG. JST. TO RAFTER PLY WALL 4 ROOF SHEATHING

MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.

ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.

SKYLITES ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS PLEXIGLAS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN AND FRAME IS TO BE ATTATCHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED LOWE AND ALL ALL EXTERIOR WINDOWS ARE 10 BE DOUBLE GLAZED LOWE AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN DEADBOILT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 16 FT, VERSTICAL) OF GRADE PROVIDE PEEP-HOLE 54 - 66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE

TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT. PICKETS SHALL BE SPACED SO THAT A 4" @ SPHERE CANNOT PASS BETWEEN.

TRIM FOR INSIDE AND OUTSIDE TO BE SELECTED BY OWNER THE WOOD DECK POSTS MUST RESIST 200LB. FROM ANY DIRECTIONS PROVIDE A WIRED DIRECTLY SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR AT EACH FLOORIN EACH BEDROOM AND AT HALLWAY OUTSIDE BEDROOM

BEDROOM

STATE OUTLETS BY ALL SIMES, AND IVET AGE
PROPULED THAT THE OUTLETS BY ALL SIMES, AND IVET AGE
PROPULED THAT THE OUTLETS BY ALL SIMES, AND IVET AGE
PROPULED THAT THE OUTLETS BY ALL SIMES, AND IVET AGE
AFAILES IN ERCOLLIFE

A FAIL IS REQUIRED IN ALL WET AREA ROOMS IF AN OPERABLE WINDOW IS NOT IN
THE ROOM.

IN ALL HABITABLE ROOMS, 8% MIN. LIGHT AND 4% MIN. VENTILATION AREA IS REQUIRED E DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITION WALLS AND

PROVIDE DOUBLE FLOOR JOSTS LINGER ALL PARALLE PARTITION WALLS AND SOLD CONTINUOLOGY SOLD GENOME ALL PARTITION WALLS AND SOLD CONTINUOLOGY SOLD GENOME ALL PARTITION WALLS AND SOLD CONTINUOLOGY SOLD CONTINUOLOGY

PROVIDE S' MIN. SHEATHING S' WIGE IN PLATE TO PLATE JOR TIXL LET-IN OR APPROVED BETA STAPPS WALL BRACKING REQUISED FOR STRENCHEMING WALLS FOR STAPP SHALL BRACKING REQUISED FOR STRENCHEMING WALLS FOR SHALL BE STAPE AND SHALL BLOOD FRANKES. HE LET HAS SHALL BE STAPE AND SHALL BLOOD FRANKES. HE LET HAS SHALL BE SHALL BE

ELEVATION)
PROVIDE 3"0" MIN. ACCESS WIDTH THROUGHOUT THE STRUCTURE INCLUDING STAIRS, HALLWAY, ETC.

STAIRS, HALLWAY, ETC.
PROVIDE PULL DOWN STAIRS TO ATTIC. (MIN. 22' X 30' MIN. ATTIC ACCESS)
PROVIDE 20'X22' MIN. OPENING SIZE WITH A 44' MAX WALL HEIGHT REQUIRED AT
ONE WINDOW, IN EACH BEDROOM FOR EMERGENCY EGRESS.
PROVIDE 7'S MAX RISER HEIGHT AND 10' MIN. TREAD WIDTH AT ALL INTERIOR

INSTALLA LL MANUFACTURED TIERS, MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURED SECONMENDES ESPECIALTONICA MACCORDANCE WITH THE MANUFACTURED SECONMENDES ESPECIALTONICA MACCORDANCE WAS AND THE STRUCTURES. PROVIDE DANAGE WITH A PARTS OF THE BUILDION FOR MICLURED IN THE MESAMENT OR GRAWN SPACES. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS. CONTRACTOR IS DESCRIBED AND THE MESAMENT OF THE

INSTALLATION AND MAIN			JEO I OIL	
AREA SCHEDULE		SHEET LIST		
		SHEET NUMBER	SHEET NAME	
NAME	AREA			
		A0.0	COVER SHEET	
		A0.1	EXISTING SURVEY	
CARPORT	352 SF	A0.2	SITE LAYOUT	
UNCOVERED DECK	171 SF	A1.0	FOUNDATION AND	
	523 SF		ROOF PLAN	
			FLOOR PLANS	
HEATED TOTAL		A2.0	EXTERIOR ELEVATIONS	
MAIN FLOOR	581 SF	A2.1	EXTERIOR	
SECOND FLOOR	870 SF		ELEVATIONS	
	1451 SF	A3.0	ROOF PLAN	
TOTAL	1974 SF	A4.0	SECTIONS	
		A5.1	WALL DETAILS	
		A5.2	DETAILS	
		A5.3	FRAMING PLANS	
		A5.4	SPAN TABLES	

AREA SCHEDULE LOT COVERAGE AREA 581 SF 1809 SF 933 SF

AREA SCHEDULE F.A.R.



VICINITY MAP

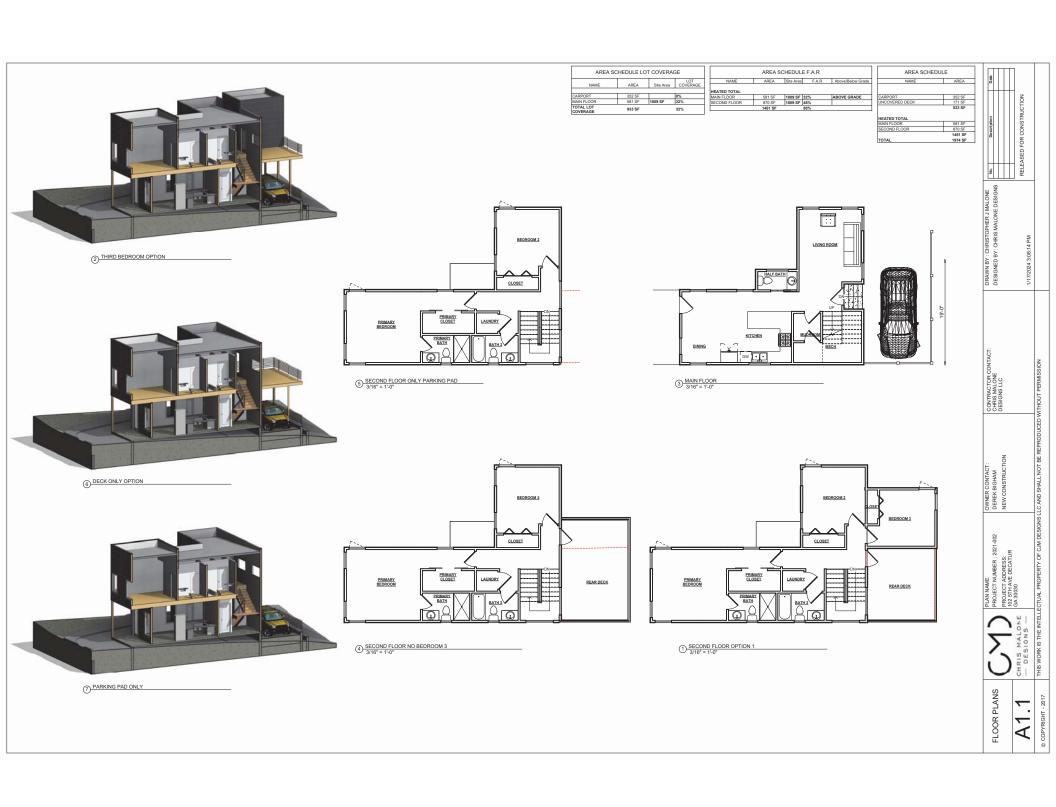
3D View 2

PLAN NAME
PROJECT NUMBER: 2
PROJECT ADDRESS: 102 5TH AVE DECATU
GA 30030

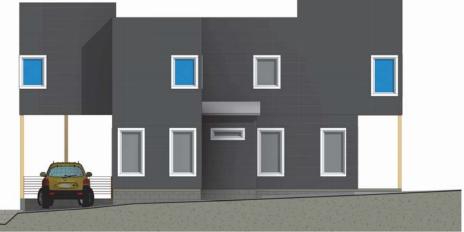
THIS WORK IS THE INTELLECTUAL PROPERTY OF CJM DESIGNS LLC AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION SHEET

0 Ī

COVER 8



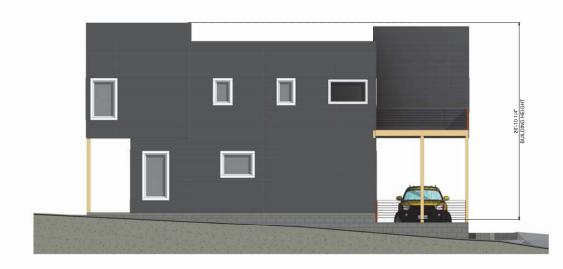
1 FRONT ELEVATION



RIGHT ELEVATION

1/4" = 1'-0"

2 LEFT ELEVATION 1/4" = 1'-0"



3 REAR ELEVATION 1/4" = 1'-0"

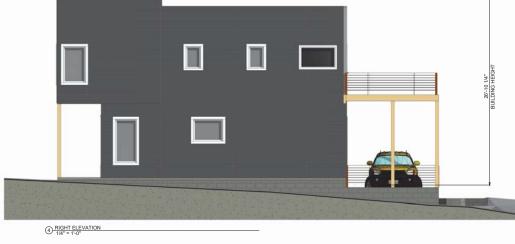


CONTRACTOR CONTACT: CHRIS MALONE DESIGNS LLC THIS WORK IS THE INTELLECTUAL PROPERTY OF CJM DESIGNS LLC AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION OWNER CONTACT: DEREK BIGHAM NEW CONSTRUCTION ELEVATIONS - W/3RD BEDROOM

RELEASED FOR CONSTRUCTION













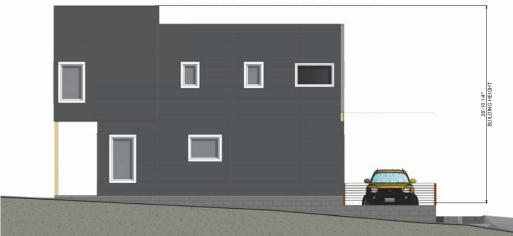
ELEVATIONS -DECK ONLY

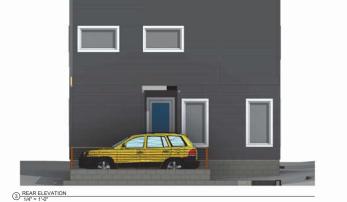
P2





RIGHT ELEVATION
1/4" = 1'-0"





AREA SCHEDULE F.A.R



WITHOUT PERMISSION	
LC AND SHALL NOT BE REPRODUCED	
CTUAL PROPERTY OF CUM DESIGNS L	
THIS WORK IS THE INTELLE	
© COPYRIGHT - 2017	
	© COPYRIGHT - 2017 THIS WORK IS THE INTELECTUAL PROPERTY OF CJM DESIGNS LLC AND SHALL NOT BE REPRODUCED WITHOUT PERMISSION

CONTRACTOR CONTACT: CHRIS MALONE DESIGNS LLC