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PV09-03
Gen#09100068
LL: 366
LS#09-0900

Roswell Community Development
Attention: Bradford D Townsend
Planning and Zoning Director

RE: Convert Property into Small Tract Requirement under Section 12.2.10

Brad,

It has been brought to my attention that our property needs to be approved under Section 12.2.10 Non-Single-Family—Small Tract Requirement.

Use of property

The property is being used for the new business office for MasterWorks Atlanta LLC.

MasterWorks is a design, build and renovation contractor licensed in the state of Georgia. The Crossville Road property is serving as its business office conducting business during normal business hours. It encompass' the design, sales, accounting and executive offices. This property does not take delivery of construction materials nor will it be utilized as a storage facility for materials. Said property will not be used to store any heavy equipment or construction equipment. There will not be a construction shop facility on the property. There will be no company vehicles stored on the property for extended periods. The property will serve only as offices and all renovation and building will be conducted at jobsites only.

Respectfully,
Bernie Smith
CEO/Owner
MasterWorks Atlanta, LLC

