



## Administrative Variance Committee

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Special Called Meeting Agenda  
July 21, 2025 | 11:00 AM  
City Hall Executive Conference Room

1. **Call to Order**
2. **Minutes**
  - A. April 15, 2025 Minutes
3. **Discussion**
  - A. 201 Beacon Tree Way, Rear Setback Encroachment
4. **Adjourn**

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail [tallston-bing@peachtree-city.org](mailto:tallston-bing@peachtree-city.org) at least three (3) business days before the scheduled meeting or event to request an accommodation.

**CITY OF PEACHTREE CITY**  
**INTEROFFICE MEMORANDUM**

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**TO:** Administrative Variance Review Committee

**FROM:** Shayla Reed  
Planning and Development Director

**DATE:** July 17, 2025

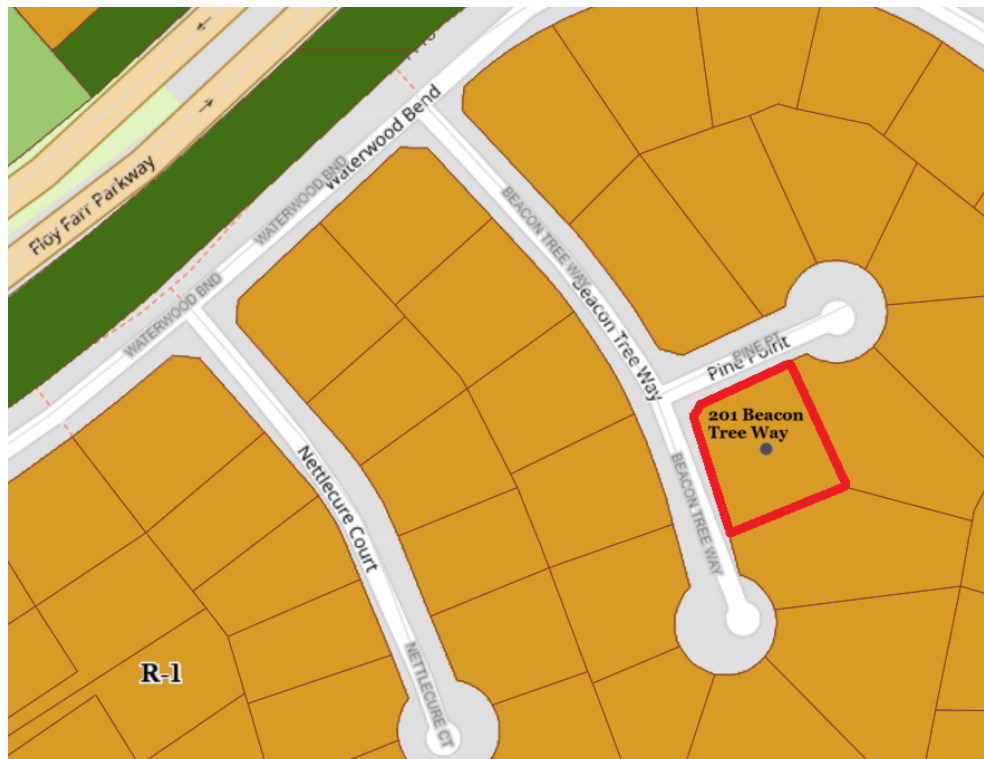
**SUBJECT:** Administrative Variance, existing rear setback encroachment,  
201 Beacon Tree Way

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**Discussion:**

The Applicant is requesting relief in the form of an administrative variance from the rear setback requirement [Section 1011] of the R-1, limited-use residential zoning district which requires a minimum rear setback depth of 30 feet.

The Applicant is proposing to construct a sunroom at the rear of the home. In order for the applicant to move forward with receiving a building permit for the construction of the sunroom, the site must come into compliance with all determined nonconforming matters. The home was constructed by the original builder in 1975, where the rear setback was 30 ft. Considering the error was created by the Builder, the applicant is eligible for an Administrative Variance.



## **Administrative Variance Request – 1018 Saranac Park**

Page 2

As part of the application, the Applicant has included the following:

- Justification narrative,
- Site plan showing the location of the home's encroachment into the rear setback, and
- Letters of support from adjacent property owners.

### **Administrative Variance Application Requirements:**

Per Section 1204 of the Peachtree City Zoning Ordinance, applications for an administrative variance may only be considered if the following requirements are met:

- The request pertains to an existing residential zoning setback violation provided that the property owner making the request is not the same property owner who was responsible for the violation

The letters of support from the adjoining neighbors conform to the listed property owners on the County Tax Assessor's website.

### **Administrative Variance Review:**

Section 1204 states that, "a request for an administrative variance shall be administered by a special administrative variance committee consisting of the City Planner, the City Manager and a member of City Council."

The full purpose statement of the Zoning Ordinance is:

The purpose of this ordinance is to promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the city; and to assure the development of the city in accordance with the land use and thoroughfare plan as adopted, and as amended from time to time; to protect the population from the danger and inconvenience of traffic congestion; to prevent overcrowding of the land and the undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, recreation and other public requirements; to regulate with reasonable consideration the character of existing and future uses of the land in order to promote desirable living conditions and neighborhood stability, protect property against blight and depreciation, secure economy in governmental expenditures, and protect against floods and other natural hazards.

### **Staff Comments:**

If the Administrative Variance Review Committee approves this variance request, staff has no recommended conditions.

### **Attachments:**

Administrative Variance Application  
Applicant Narrative  
Survey of Property  
Existing Photos  
Letters of Support



## ADMINISTRATIVE VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269  
Phone: 770-487-5731

[WWW.PEACHTREE-CITY.ORG](http://WWW.PEACHTREE-CITY.ORG)

<b>VARIANCE LOCATION</b>	Street Address <u>201 Beacon Tree Way</u> Zoning District: _____	<b>PROPERTY OWNER</b>	Name <u>Mark Abiesch</u> <u>ABRESCH REVOCABLE LIVING TRUST</u> Phone _____ Email _____
<b>SUMMARY</b>	Briefly describe why this variance is being requested: <u>Existing house encroaches 7 feet into the rear setback</u>	<b>SUPPORTING DOCUMENTS</b>	<b>Please submit the following items. See the second page of this form for additional details.</b> <input checked="" type="checkbox"/> Site plan (with property lines and proposed work) <input checked="" type="checkbox"/> Letters of support from adjacent property owners and/or HOA <input checked="" type="checkbox"/> Other items demonstrating need

<b>ADMINISTRATIVE VARIANCE</b>	<input checked="" type="checkbox"/> <b>Existing Violation:</b>	1.) Were you the property owner when the existing violation occurred? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input type="checkbox"/> <b>Setback Encroachment:</b>	1.) Which property line setback? <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Side 2.) How much encroachment requested? (feet) _____ 3.) Is the proposed structure using the same building materials as on the main home? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other _____ 4.) Have you submitted the required letters of support from: <input type="checkbox"/> HOA letter OR <input type="checkbox"/> No active HOA <input type="checkbox"/> ALL adjacent property owners (not including city-owned)
	<input type="checkbox"/> <b>Parking:</b>	1.) # spaces required _____ #spaces requested _____
	<input type="checkbox"/> <b>Fence:</b>	1.) Is the fence a required pool barrier? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.) If not a pool fence, is height more than 25%? <input type="checkbox"/> Yes <input type="checkbox"/> No

I hereby certify that I am the owner of the property on which an administrative variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent: Mark G. Abiesch Date June 17, 2025

<b>CITY USE ONLY</b>	Meeting Date	_____		
	Motion	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied Conditions: _____		
	Signatures	City Manager	_____ Date _____	
		Council Member	_____ Date _____	
Attest	City Clerk	_____ Date _____		

Variance Appeal  
Mark and Elizabeth Abresch

201 Beacon Tree Way  
Land Lot 95  
District 7  
Fayette County, GA  
Piney Knoll  
Lot 64

Report Providing Support for Request *7 MTA*

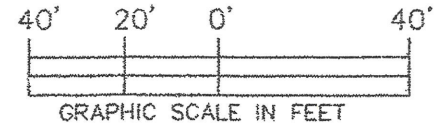
- a) The house was built approximately ~~6~~ *7* feet over the setback line on the southeast corner of the house. This was apparently overlooked during the construction in 1975. Secondly, we hope to build a sunroom on our property attached to the back of our house. This southeast corner of the proposed sunroom will also cross over the setback line by approximately 4 feet.
- b) The strict enforcement of the setback line ordinance will not allow us to construct a sunroom.
- c) The exceptional or extraordinary circumstances present in this situation is that at the time of construction, the house was built far back on the available property. This is creating a considerable hardship for us.
- d) If this variance is granted, it will not affect other properties in the zoning district.
- e) There is no negative consequence in regards to public health, safety, or general welfare as a result of this request for a variance.
- f) This variance will create no inconsistencies with the comprehensive plan.

*Mark Abresch*  
*May 15, 2025*

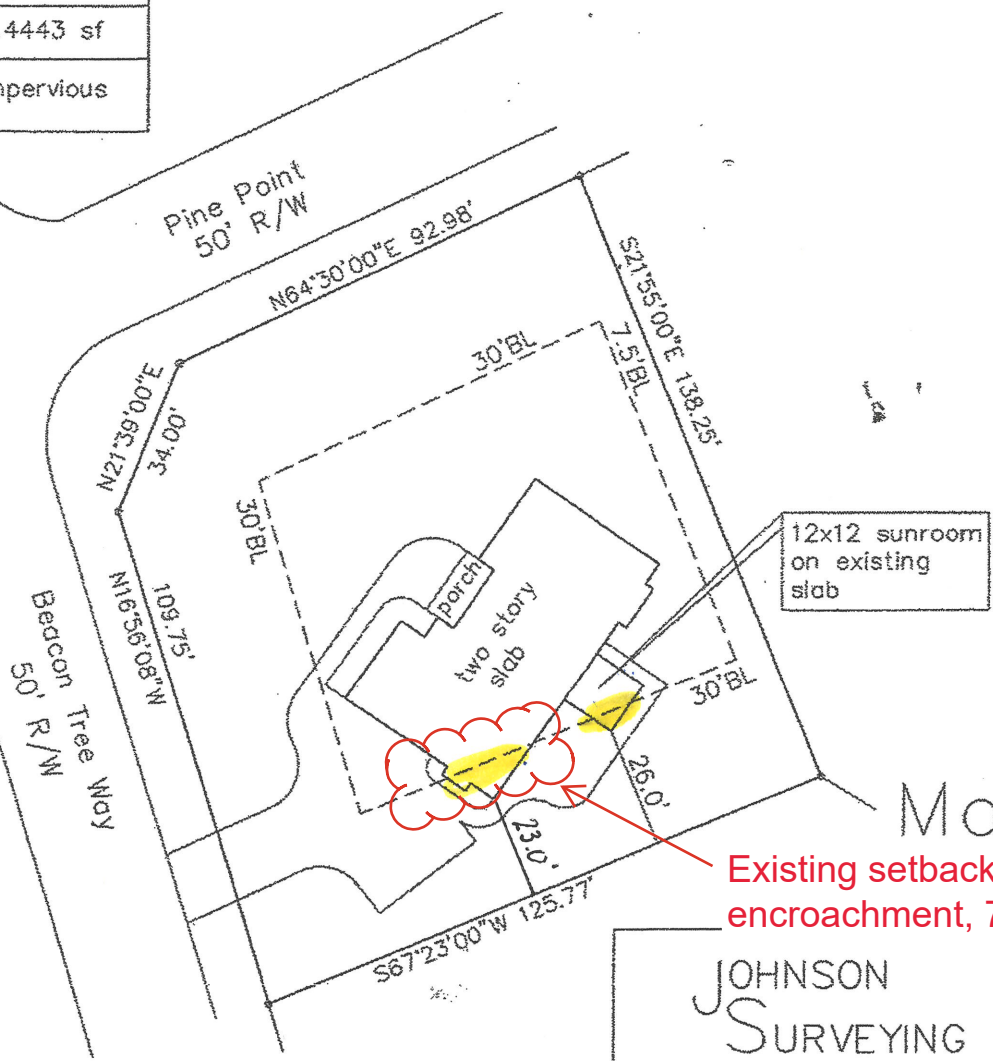
total lot.....	15977 sf
house.....	2044 sf
porch, drive, walk, slab.....	2055 sf
new sunroom.....	144 sf
total.....	4443 sf
4443 / 15977 = 28% impervious	

**LEGEND**

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X-=FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE



REFERENCE  
PLAT BOOK 8 PAGE 78



Existing setback encroachment, 7 feet

site survey for  
**Mark Abresch**



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED

*Jeffrey J. Johnson*

JEFFREY J JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY IS BASED HAS A PRECISION OF ONE FOOT IN 10000+ FEET AND A ANGULAR ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000+ FEET

EQUIPMENT USED: Nikon-322

**JOHNSON SURVEYING**

Atlanta Ga. 30253  
678-557-1449

Land Lot 95  
District 7  
Fayette County, Ga.  
Piney Knoll  
Lot 64  
201 Beacon Tree Way

DATE: 3-24-2025	SCALE: 1"=40'	JOB NO: 25-15
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*Front & Side view of Pine Point*



*Side of Beacon Tree*



*Back*


Mark Abresch  
201 Beacon Tree Way  
Peachtree City, GA 30269  
May 13, 2025

Dear Neighbor

I hope this letter finds you well. I am writing to share my plans regarding my property at 201 Beacon Tree way and to seek your support for a zoning variance I am requesting from Peachtree City.

The purpose of this variance is to build a sunroom. I have carefully considered this request and believe it will not negatively impact our neighborhood. In fact, I hope it will maintain the beauty of the property and improve the property value.

Since our community's well-being is important to me, I want to ensure that my neighbors feel informed and comfortable with this request. I would deeply appreciate your approval and support. If you agree with this proposal, please consider signing below as a show of encouragement to the zoning board.

Name Richard Viall & N. Elizabeth Viall  
Address 107 Pine Point PEACHTREE CITY, GA  
Signature  Date 05-14-2025  
N. Elizabeth Viall

If you have any questions or concerns, I would be happy to discuss them further. Thank you for your time and consideration.

Sincerely,  
Mark Abresch  
201 Beacon Tree Way

Mark Abresch

201 Beacon Tree Way

Peachtree City, GA 30269

May 13, 2025

Dear Neighbor

I hope this letter finds you well. I am writing to share my plans regarding my property at 201 Beacon Tree way and to seek your support for a zoning variance I am requesting from Peachtree City.

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Since our community's well-being is important to me, I want to ensure that my neighbors feel informed and comfortable with this request. I would deeply appreciate your approval and support. If you agree with this proposal, please consider signing below as a show of encouragement to the zoning board.

Name Casey McShay

Address 203 Beacon Tree Way

Signature 

Date 5/13/25

If you have any questions or concerns, I would be happy to discuss them further. Thank you for your time and consideration.

Sincerely,

Mark Abresch

201 Beacon Tree Way