



## Administrative Variance Committee

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Special Called Meeting Agenda  
October 13, 2025 | 11:00 AM  
City Hall Executive Conference Room

- 1. Call to Order**
- 2. Minutes**
  - A. April 15, 2025
  - B. July 21, 2025
- 3. Discussion**
  - A. 104 Lanyard Bend, 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.

**Administrative Variance Committee  
Meeting Minutes  
April 15, 2025**

The Peachtree City Administrative Variance Committee met Monday, April 15, 2025, at City Hall. Present were City Councilwoman Laura Johnson, City Manager Justin Strickland, and Planning and Development Director Shayla Reed, which constituted a quorum. Justin Strickland called the meeting to order at 1:02 p.m.

Approval of the meeting minutes from October 16, 2024. Shayla Reed made the motion to approve, and Councilwoman Laura Johnson seconded the motion. Motion passed.

**1018 Saranac Park**

Shayla Reed provided that the applicant is requesting relief in the form of an administrative variance from the rear setback requirement [Section 1013] of the LUR-12, Limited-use Residential-12 zoning district which requires a minimum rear setback of 20 feet. She further stated that the Applicant was proposing to screen an existing 10x20 deck that is currently encroaching into the rear setback by an additional 1.5 ft. A portion of the deck is proposed to be covered with a roof and screened with an addition of a new grill deck.

Shayla Reed made a motion to approve the Administrative Variance for the existing encroachment into setback but not to approve the proposed encroachment of the additional grill deck. Councilwoman Johnson seconded. Motion passed unanimously.

There being no further business, Justin Strickland moved to adjourn. Johnson seconded, and the meeting adjourned at 1:12 p.m.

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Stacey Collins, Deputy City Clerk

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Justin Strickland, City Manager

**Peachtree City Administrative Variance Committee**  
**Meeting Minutes**  
**Monday July 21, 2025**

The Peachtree City Administrative Variance Committee met Monday, July 21, 2025, at City Hall. Present were Planning and Development Director Shayla Reed, City Councilwoman Suzanne Brown, and City Manager Justin Strickland. Shayla Reed called the meeting to order at 11:00 AM.

**201 Beacon Tree Way**

Shayla Reed gave a description of where the property was located and explained the existing house is encroaching 7ft into the 30-ft rear setback. The homeowner is not responsible for the existing encroachment. The builder built the home in 1975. The homeowner bought the home in 2005.

Suzanne Brown asked if the setbacks were clearly established in 1975.

Shayla Reed responded that she had looked at the zoning code from 1975 and there was a 30 ft rear setback at that time.

Justin Strickland stated that no as built was required back then.

The fence was installed prior to moving in but used the same footprint. A survey was done just to check property lines. There was no fence permit received.

Suzanne Brown was not committing to the variance for sunroom. These are two different variances, one not having effect on the other.

Suzanne Brown stated, should I vote to approve this, it is not any indication of how I vote on the sunroom.

Motion to approve was made by Shayla Reed and seconded by Suzanne Brown. Vote was 3-0.

There being no further business, Shayla Reed made a motion to adjourn. Suzanne Brown seconded, and the meeting adjourned at 11:12 a.m.

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**Beverly Ramsey, Recording Secretary**

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**Justin Strickland, City Manager**

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Administrative Variance Committee  
**FROM:** Shayla Reed, Planning Director  
**DATE:** October 13, 2025  
**SUBJECT:** 104 Lanyard Bend, Rear Setback Encroachment

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### Discussion:

The Applicant is requesting relief in the form of an Administrative Variance from the rear setback requirement [Section 1001] of the R-10 (One-Family Residential), residential zoning district which requires a minimum rear setback depth of 30 feet.

The Applicant purchased the home with an existing deck that encroaches into the required rear setback. The Applicant has initiated an Alteration Permit to complete the renovation of the deck. Before a building permit can be issued, the property must be brought into compliance with all identified nonconformities.

As the stated hardship, the applicant asserts that the encroachment is the result of an error by a previous owner. Based on this claim, the applicant is eligible to request an Administrative Variance.



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
- Photos of the existing structure

In addition, please review the attached correspondence from neighboring property owners regarding their support or opposition.

**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.

**Budget Impact:**

There are no budget impacts associated with this request.

**Attachments:**

1. Application
2. Applicant Narrative
3. Neighbor Letters of Support
4. Site Plan
5. Photos
6. Variance Opposition



**VARIANCE APPLICATION**  
 153 Willowbend Rd, Peachtree City, GA 30269  
 Phone: 770-487-5731  
**WWW.PEACHTREE-CITY.ORG**

**Variance Fee: \$300.00 + \$100  
 for each additional request**

<b>VARIANCE LOCATION</b>	Street Address <u>104 Willowbend Bend</u> <u>PTC Ga 30269</u> Zoning District: <u>R-10 Residential</u>	<b>PROPERTY OWNER</b>	Name <u>Glenn Thompson</u> Phone _____ Email _____
<b>APPLICANT</b>	Name <u>Glenn Thompson</u> Address <u>102 Timber Ridge</u> City, State, Zip <u>PTC Ga 30269</u> Phone # _____ Email _____	<b>SUPPORTING DOCUMENTS</b>	<p><b>Please submit the following items in support of the requested variances. See the second page of this form for additional details.</b></p> <input checked="" type="checkbox"/> Site plan (with property lines and proposed work) <input checked="" type="checkbox"/> A detailed report responding to the criteria listed on the back of this form <input checked="" type="checkbox"/> Letters of support from adjacent property owners and/or HOA <input type="checkbox"/> Other items demonstrating need
<b>VARIANCE CATEGORY</b>	<input type="checkbox"/> Zoning Section: <u>Sect. 1001.4</u> <input type="checkbox"/> Sign Sec.: _____ <input type="checkbox"/> Land Development Sec.: _____	<b>SUMMARY</b>	<p>Briefly describe why this variance is being requested: <u>a 12.5' encroachment into rear setback</u></p> <p>_____</p> <p>_____</p> <p>_____</p>

**I hereby certify that I am the owner of the property on which a 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: [Signature] Date 7.14.25

I Bought house with addition existing. while doing roofing & siding I realized it needed more work than expected due to rot around existing fire place. Before I could request additional permits my back neighbor reported me to permit department and had a stop work order delivered. The house is none conforming to 30' set back along with the addition. I am simply asking for a variance to rebuild existing addition to a higher standard and to modernize. It would be a hardship on me to not have all available rooms that existed when I bought the house. I am asking for a 12.5' set back variance  
Thanks for your consideration

Glenn Thompson  
104 Lanyard Bend  
owner

Date: 7/8/25

Re: variance needed


To whom it may concern:

Hello Neighbors! As the new property owner of 104 Lanyard Bend, I (Glenn Thompson) am asking for permission to rebuild an existing room. When the previous owners built the room on the back porch, it was not within the current code and I am trying to get it up to standards. Currently it encroaches on the back property line as it is set back 12'4"

I appreciate your consideration and support as we work to improve the property.

Regards,

Glenn Thompson

print name      Mark Kienast  
sign name        
address      102 Lanyard Bend  
                    Peachtree City, GA 30269

Date: 7/8/25

Re: variance needed

To whom it may concern:

Hello Neighbors! As the new property owner of 104 Lanyard Bend, I (Glenn Thompson) am asking for permission to rebuild an existing room. When the previous owners built the room on the back porch, it was not within the current code and I am trying to get it up to standards. Currently it encroaches on the back property line as it is set back 12'4"

I appreciate your consideration and support as we work to improve the property.

Regards,

Glenn Thompson

*Print name* Anne Baker 106 Lanyard Bend

*Sign* Anne Baker

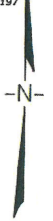
*address*

- I fully support this. The existing structure was there since I moved in in 2002.

**RETRACEMENT SURVEY  
LOT 24  
FISHER'S BANK, PHASE TWO  
PLAT BOOK 11, PAGES 196-197**

ALSO REFERENCE PLAT BOOK 12, PAGE 109  
CURRENT OWNER: GLENN LEE THOMPSON PER  
TRUSTEE'S DEED DATED FEBRUARY 14, 2024 AND  
RECORDED IN DEED BOOK 5696, PAGES 221-222

NORTH BASED OFF  
PLAT BOOK 11, PAGES 196-197



LEGEND:  
N/F - NOW OR FORMERLY  
R/W - RIGHT-OF-WAY  
S/D - SUBDIVISION

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 150-6-.09 THE TERM CERTIFICATION, RELATING TO LAND SURVEYING SERVICES, AS DEFINED IN D.C.G.A. 43-12-216) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.



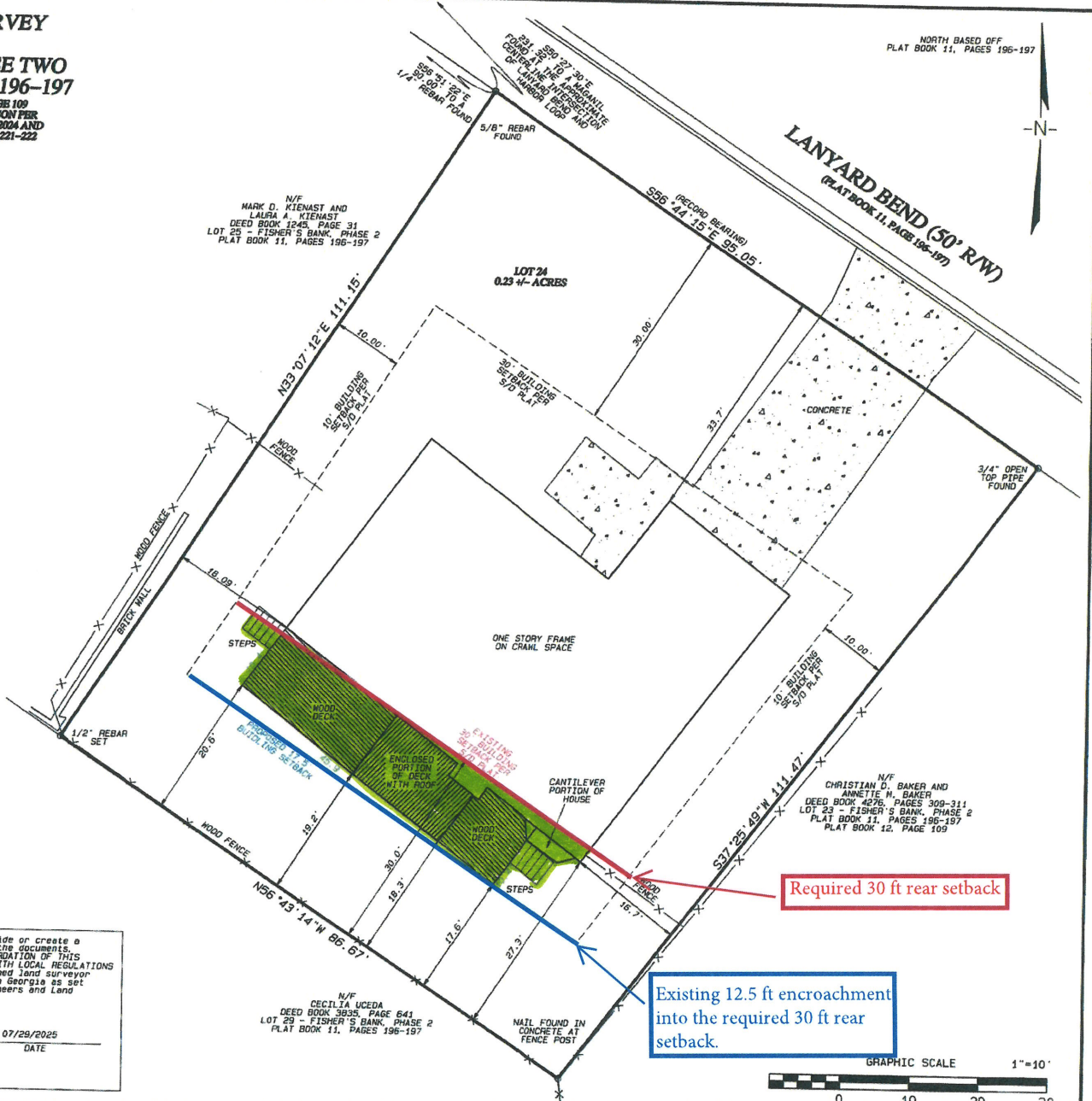
CLOSURE DATA  
FIELD CLOSURE = 1" = 13.639  
ANGLE POINT ERROR = < 10"  
EQUIPMENT USED: TOPCON GPT 8203  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1" = 181.753

IN MY OPINION, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP 131130029E DATED: SEPTEMBER 26, 2008

(iii) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

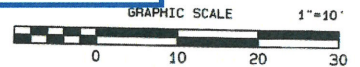
Matt J. Langley  
MATTHEW J. LANGLEY / GEORGIA PLS # 3227

07/29/2025  
DATE



Required 30 ft rear setback

Existing 12.5 ft encroachment into the required 30 ft rear setback.



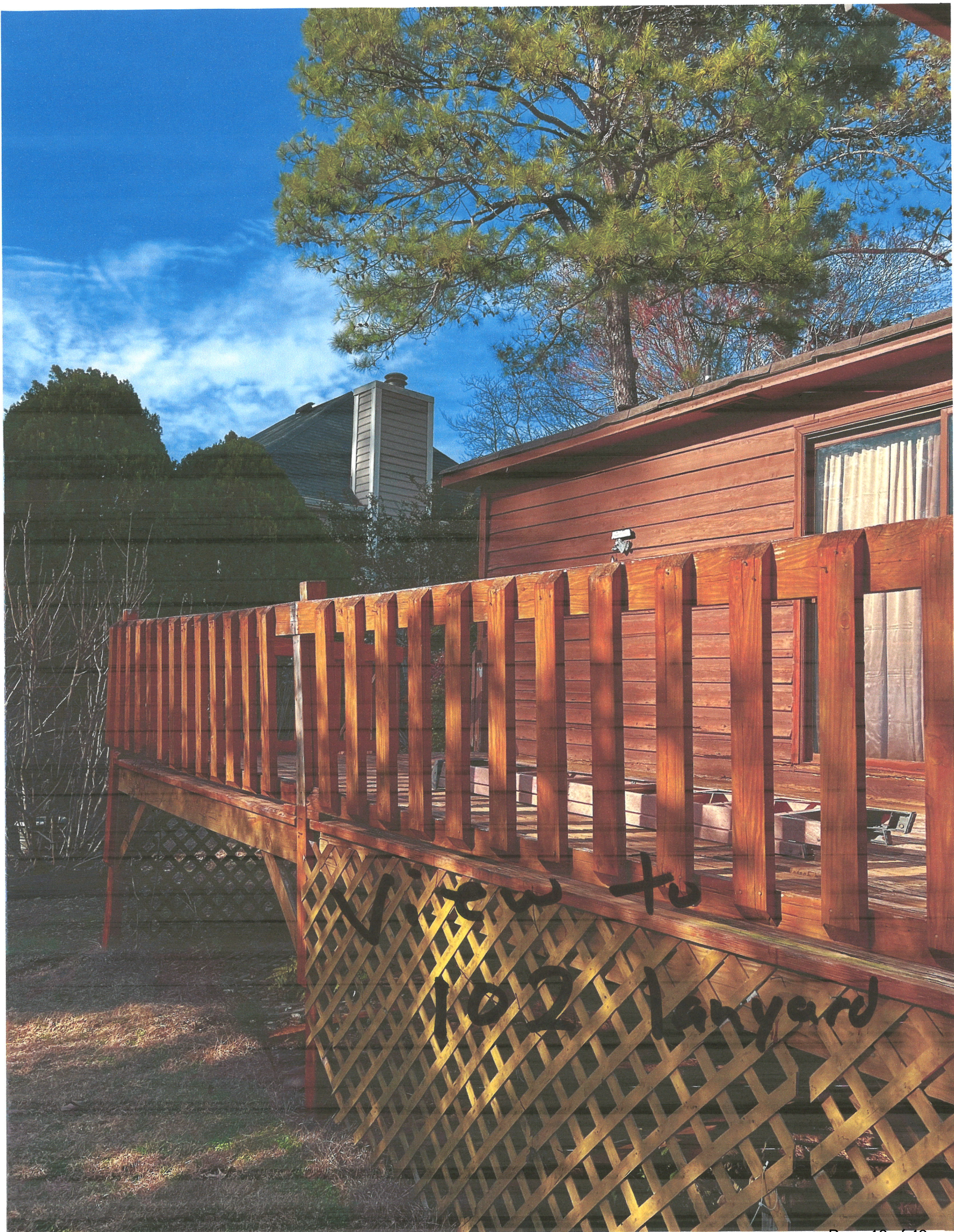
**W.D. Gray and Associates, Inc.**  
LSF000701

land surveyors - planners  
160 Greencastle Road Suite B  
Tyrone, GA 30290  
(770) 486-7552 Fax (770) 486-0496

PREPARED FOR AND AUTHORIZED BY:  
**GLENN THOMPSON**

LAND LOT: 96	LAST DATE OF FIELD WORK: 05/29/2025
DISTRICT: 7TH FAYETTE COUNTY, GA CITY OF PEACHTREE CITY	DATE OF REVISING: 06/02/2025 REVISED 07/29/2025 TO SHOW PROPOSED REAR SETBACK (NO OTHER UPDATES ON THIS DATE)
SCALE: 1" = 30'	JOB NO: 2504050







View to  
102 Janyard



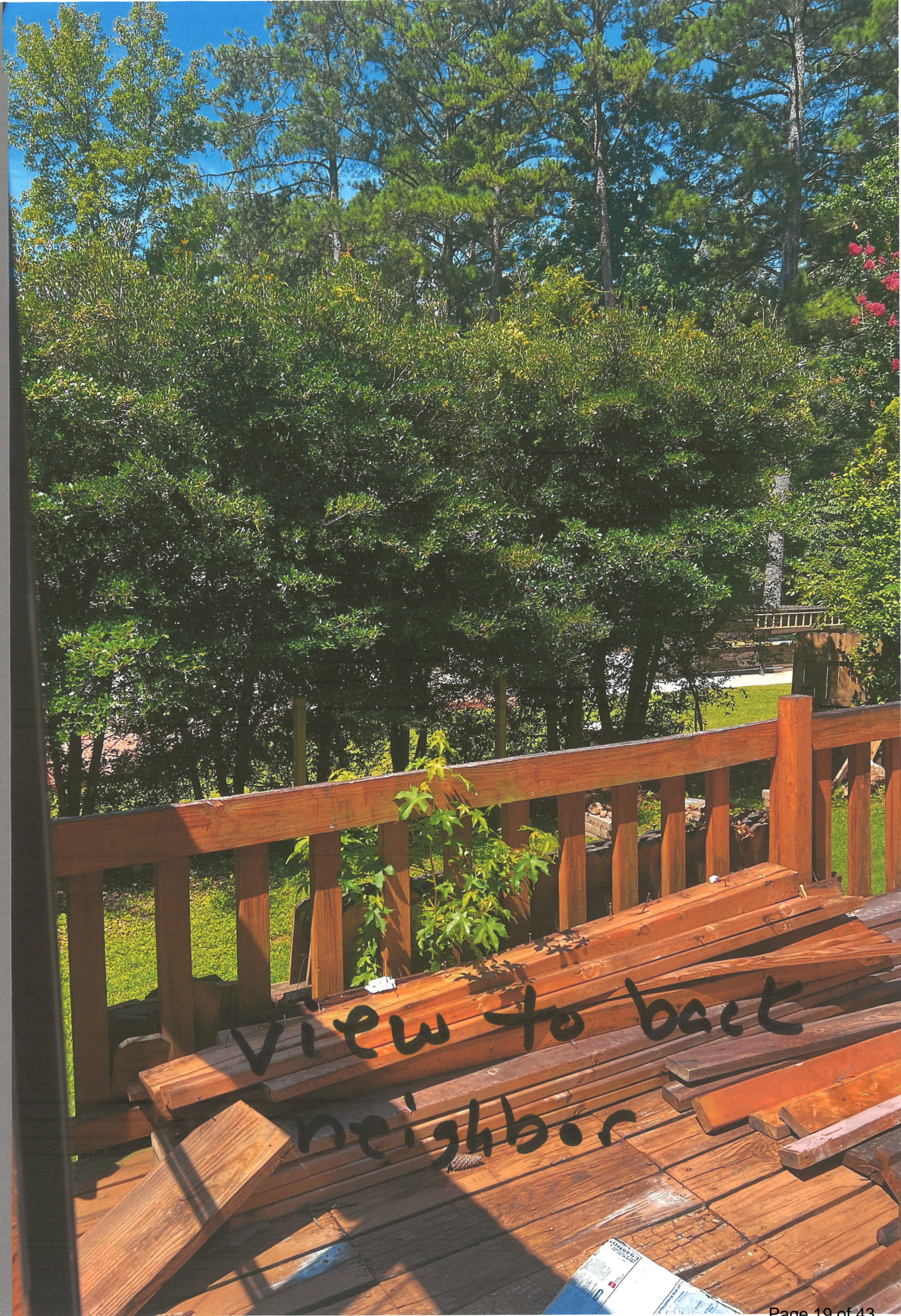


View to  
106 laneyard





View to back  
neighbor



view to back  
neighbor

## Neighborhood Petition in Opposition to Variance

**Property Address:** 104 Lanyard Bend

**Variance Request:** Encroachment of **12.50 feet** into the required setback

**Date:** September 14, 2025

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We, the undersigned neighbors, oppose the variance request submitted for the above property.

A **12.5 - foot setback encroachment** is far too large and goes against the intent of our zoning rules. Setbacks exist to:

- Protect privacy between neighbors,
- Preserve open space and light,
- Maintain neighborhood character, and
- Ensure fairness by applying the same rules to everyone.

In addition, the **applicant purchased the property with knowledge of the encroachment**, meaning any claimed hardship is self-created. A variance should not be granted to legitimize a problem knowingly accepted at the time of purchase.




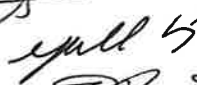

Allowing a variance of this size would set a harmful precedent and reduce the quality of life in our neighborhood. We respectfully ask the PTC Planning Board to **deny this request**.

### Signatures:

**Name (Printed)**

**Signature**

**Address**

Kimberly Q. Miller		104 Bluegill Trace
James P. Curtis		103 Bluegill Trace
Charles Astor		100 Bluegill Trace
Gabriele Diaz Flores		106 Lanyard Bend
Edwin Ramos Flores		106 Lanyard Bend

September 18, 2025

Cecilia Uceda  
105 Bluegill Trace  
Peachtree City, GA 30269

**Peachtree City Planning & Development Division**  
**ATTN: Shayla Reed**  
153 Willowbend Road  
Peachtree City, GA 30269

**Re: Opposition to Variance Request for 104 Lanyard Bend**

Dear Members of the Planning Commission,

I respectfully oppose the variance request for 104 Lanyard Bend, which seeks to allow a **12.50-foot encroachment running approximately 53 feet in length into the required setback**. My property is directly behind the length of this encroachment.

This request does not meet the legal standards for granting a variance:

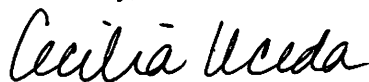
1. **No unique hardship exists/self-created hardship.** The applicant purchased the property with knowledge of the possible encroachment, as it had been reported prior to the sale. Wanting additional space cannot be considered a legal hardship, and a buyer cannot rely on a variance to legitimize a problem they knowingly accepted. Please see enclosed pictures and sale sheet of 104 Lanyard Bend during its Open House.
2. **Not the minimum relief necessary.** A **12.50 foot encroachment extending about 53 feet in length** is excessive and far beyond what could reasonably be considered minimal relief.
3. **The encroaching structure is aging.** It will require significant work in any case. The house was unoccupied for close to two years prior to its sale. The enclosed structure was unfinished as seen during the Open House. This provides an opportunity to bring the property into compliance with the setback requirements, eliminating any claim of hardship. Preserving a 12.50-foot violation instead of correcting it is unreasonable.

4. **Negative impact on neighborhood properties.** This encroachment includes two raised decks built on higher ground, which directly overlook my property and 106 Lanyard Bend. This significantly reduces privacy and risks lowering property values. Please see the enclosed pictures of my property after purchase. The property at 106 Lanyard Bend had attached a large tarp for privacy and added an encroaching structure, which had to be taken down before its recent sale. The new owners at 106 Lanyard Bend have not signed the applicant's petition.
5. **Our neighborhood lots are already small.** This makes setback protections especially important to preserve open space, light, and privacy. A 12.50-foot encroachment that runs approximately 53 feet long effectively erases the separation between properties that the zoning code is designed to ensure. Please see enclosed pictures of the space between my property and 104 Lanyard Bend.
6. **Documented notice of possible encroachment.** I reported the encroachment before the sale of 104 Lanyard Bend. A city official assured me that the seller would disclose this to the buyer following a meeting, where a decision was made that allowed the sale to go forward. Furthermore, a note was added to the property's file of potential rear setback issues. Please see enclosed copies of email communications with city officials.
7. **Contrary to zoning intent.** Setbacks exist to protect safety, drainage, access, and neighborhood character. Granting a variance of this magnitude undermines these protections and sets a harmful precedent.

For these reasons, I respectfully urge the Board to deny this variance request.

Thank you for your time and consideration.

Sincerely,



Cecilia Uceda

# 104 Lanyard Bend Sale Ad



Zillow App

★★★★★ 6.6M Ratings

Open App



Home of ~~Richard and Edna Hoser~~  
104 lanyard Bend, Peachtree City GA 30269

Being sold by: ~~Richard Hoser~~

~~770-444-1111~~ | ~~Richard Hoser~~

**Quick Facts:**

Parcel # 071716072

Single-Story Ranch Home | 1704 SQFT

Built 1980 – relatively few updates

2023 Tax Value \$297,000

Asking \$285,000 (but expect it to sell close to \$300K)

3 bedrooms with 2 full baths and 2-car garage (484 sqft)

Built on a crawl space

Decks on front and back

Small sunroom (unconditioned) on back deck

Large central family room with fireplace

Fenced yard in back

No HOA

**Recent Updates:**

New HVAC system and hot water heater within last 3 years

Updated central bath with new vanity, tile floor and shower

**Likely Needs:**

New siding, interior paint and flooring

Everything works in the Kitchen, but it is outdated

Master bath needs updating and enlarging

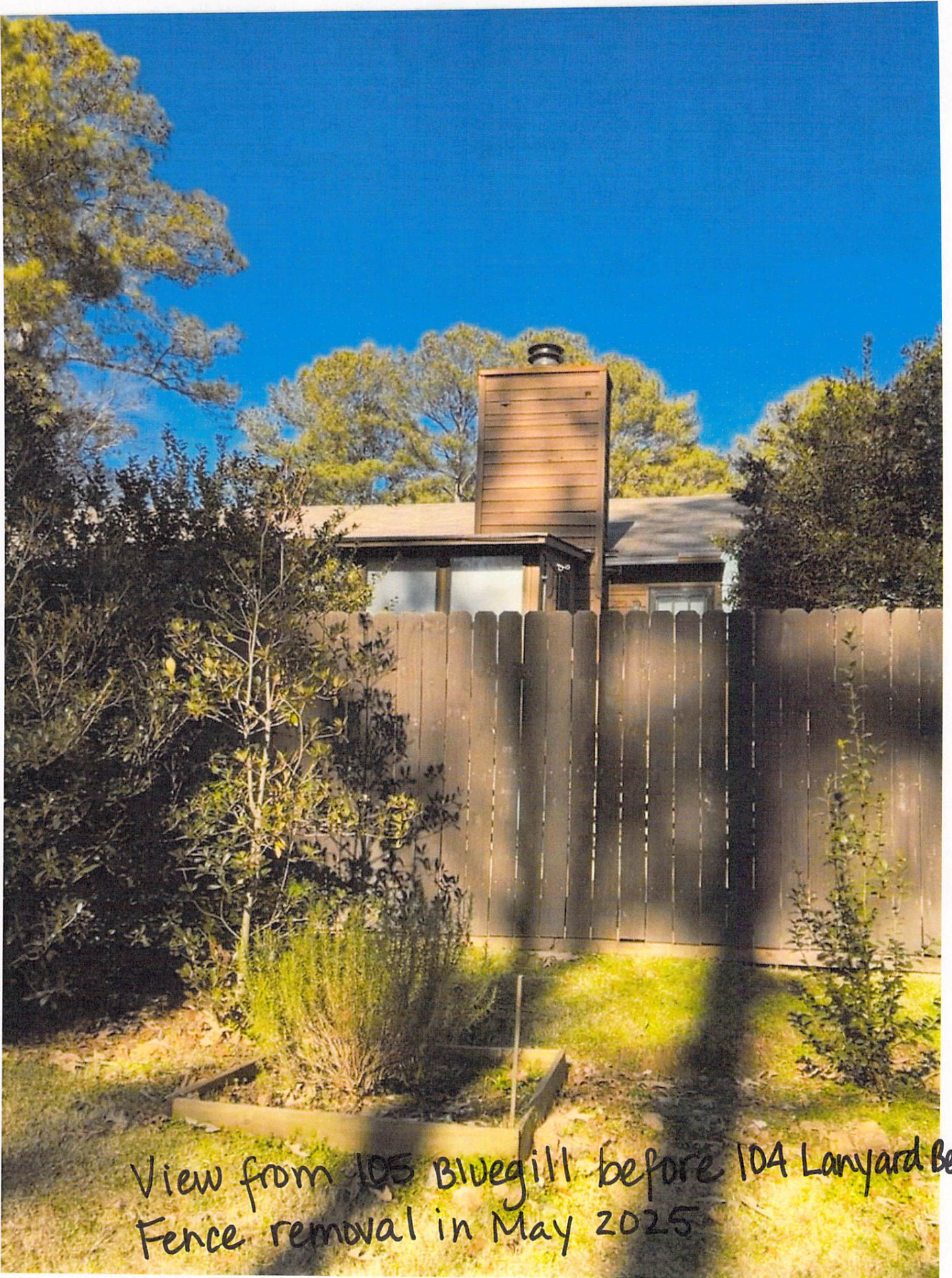
Structurally, everything is sound. Cosmetically, it use some attention.

There is a raised area in the family room floor, when re-flooring, this should be corrected.

We are selling this property as-is. We will not be performing any updates or corrections. We welcome buyers to obtain an inspection. However, this is purely for your sake and the sake of loans. Our intention is to take the best offer and move the property as efficiently as possible. The house is livable and in working order. My parents lived here for 29 years and we have kept everything running, including pest control and termite prevention. This house would make a nice home in the sought after Peachtree City community. It is on a nice street in a well-kept neighborhood. It is within walking distance of Lake Peachtree and is surrounded by golf cart paths. It I also walking distance to Huddleston Elementary, the BMX track, and The Fred (Fredrick Brown Amphitheater).



104 Lanyard Bend Open House view



View from 105 Bluegill before 104 Lanyard Bend  
Fence removal in May 2025



2012 Backyard view of my property, 105 Bluegill, at time of purchase. There was an existing wire fence separating my property and 104 Lanyard. Permit on file with 105 Bluegill.



Rightside  
deck view

104 Lanyard  
Bend

106 Lanyard Bend  
view of privacy net  
on property line

2016 Backyard view 105 Bluegill Tree



2014 view of 104 Lanyard Bend backyard fence



105  
Bluegill

17'-6"

104  
Lanyard



Backyard  
104 Lanyard Bend



Fence pole  
at property  
line

Right view  
104 Lanyard





104 Lanyard Bend  
View from property line

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**From 105 Bluegill**

3 messages

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**Cecilia Uceda** <ucedavitulo@gmail.com>  
To: Timothy Maret <tmaret@peachtree-city.org>

Tue, Oct 31, 2023 at 2:41 PM

Hello Mr. Tim, I was dropping off my storm water bill and stopped by to find out if there were any updates on my complaint.

Thank you, Cecilia.

Envoyé de mon iPhone

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**Timothy Maret** <tmaret@peachtree-city.org>  
To: Cecilia Uceda <ucedavitulo@gmail.com>

Tue, Oct 31, 2023 at 4:36 PM

Good Afternoon,

We have noted in our computer files in Code Enforcement the concerns that you pointed out to us about the likelihood of the rear porch being added into the rear setback of the property. It would currently be deemed preexisting/nonconforming. With our discussion in your back yard, we are not taking action at this time due to the agreed upon concern for the health of the residents (former residents); we know the children do not want the property, and so we all agreed that it will probably be sold soon. We will ensure that the new owners do not do anything requiring a permit without bringing everything into compliance.

Tim Maret  
Senior Code Enforcement Officer  
153 Willowbend Road  
Peachtree City, GA 30269  
C: 770-687-1263  
P: 770-487-5731  
[tmaret@peachtree-city.org](mailto:tmaret@peachtree-city.org)

-----Original Message-----

From: Cecilia Uceda <ucedavitulo@gmail.com>  
Sent: Tuesday, October 31, 2023 2:41 PM  
To: Timothy Maret <tmaret@peachtree-city.org>  
Subject: From 105 Bluegill

[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.

[Quoted text hidden]

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**Cecilia Uceda** <ucedavitulo@gmail.com>  
To: Timothy Maret <tmaret@peachtree-city.org>

Wed, Nov 1, 2023 at 2:37 AM

Sounds good, thank you.

Envoyé de mon iPhone

> Le 31 oct. 2023 à 9:36 PM, Timothy Maret <[tmaret@peachtree-city.org](mailto:tmaret@peachtree-city.org)> a écrit :

>

> Good Afternoon,

[Quoted text hidden]

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**104 Lanyard Bend Complaints**

2 messages

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**Timothy Maret** <tmaret@peachtree-city.org>  
To: Cecilia Uceda <ucedavitulo@gmail.com>  
Cc: Robin Cailloux <Rcailloux@peachtree-city.org>, Penny Mentch <pmentch@peachtree-city.org>

Thu, Jan 18, 2024 at 2:39 PM

Good Afternoon Ms. Uceda,

As you requested, I am writing to give you the results of the complaints that you brought to Code Enforcement about 104 lanyard Bend.

Your complaint that a "sunroom" addition to the rear of the house was built without a permit and that it encroaches into the required setback by an undetermined amount was handled as a Notice of Violation (NOV) to the acting agent of the property. In this case it is the son who is selling the property for his elderly parents who suffer from dementia and can no longer reside in their home. The NOV was for a violation of our Building Permits and Procedures. Essentially, Code Enforcement was not able to utilize the information that we have available to us to find any permit on file. As you know, this addition is not new. The NOV was issued on January 12, 2024. The acting agent for the property contacted Officer Penny Mentch and made arrangements to come into the office and meet with her at the earliest possible time after the holiday weekend.

Your complaint that a fence was built without a permit in the back of the property was also determined to be an issue as no evidence in the system we have available showed a permit for the fence on site. An NOV was issued by Officer Mentch for this as well. Again, the acting agent and Officer Mentch agreed to meet about the issue.

During the meeting, the acting agent made the contention that these items have been there for an extremely long time, potentially decades. The fence may have had some repairs, but there has been a fence there for a very long time. Officer Mentch consulted with the Director of our Division, Robin Cailloux. With as old as the homes in your neighborhood are, not everything that has been done, even with permits, has had documentation that has survived the test of time. So, while we do not have a digital record of the addition or the fence, that does not mean that they did not obtain permits and build to the standards of the time. We cannot prove one way or the other if a permit was obtained. Taking that into account, Director Cailloux determined the two issues to be "preexisting, non-conforming." With this, the two NOV cases were closed.

Should a new owner wish to make alterations to the house or fence and those alterations require a permit, they will have to be up to code. The plan review of those permits will catch if there are any issues with the rear setback. I have included a screenshot of our version of BS&A to show you the scrolling ticker across the top that has a reminder for folks to check the rear setback issues if new permits are submitted.

Thank you for your concern about the properties in your neighborhood. I know you are doing what you can to try and help maintain the standards of Peachtree City, and I truly appreciate it.

**Tim Maret**

Senior Code Enforcement Officer

[153 Willowbend Road](#)[Peachtree City, GA 30269](#)

C: 770-687-1263

P: 770-487-5731

[tmaret@peachtree-city.org](mailto:tmaret@peachtree-city.org)



104 Lanyard Bend Capture.JPG  
229K

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**Cecilia Uceda** <ucedavitulo@gmail.com>  
To: Timothy Maret <tmaret@peachtree-city.org>

Thank you for your response Mr. Maret.

I appreciate your transparency and patience throughout our communications and hope to resolve the present issue with the new owner.

Cecilia Uceda  
105 Bluegill Trace

Sent from my iPhone

On Jan 18, 2024, at 2:40 PM, Timothy Maret <tmaret@peachtree-city.org> wrote:

Good Afternoon Ms. Uceda,

As you requested, I am writing to give you the results of the complaints that you brought to Code Enforcement about 104 lanyard Bend.

Your complaint that a "sunroom" addition to the rear of the house was built without a permit and that it encroaches into the required setback by an undetermined amount was handled as a Notice of Violation (NOV) to the acting agent of the property from dementia and can no longer reside in their home. The NOV was for a violation of our Building Permits and Procedures. Essentially, Code Enforcement was not able to utilize the information that we have available to us to find any permit on file. The acting agent for the property contacted Officer Penny Mentch and made arrangements to come into the office and meet with her at the earliest possible time after the holiday weekend.

Your complaint that a fence was built without a permit in the back of the property was also determined to be an issue as no evidence in the system we have available showed a permit for the fence on site. An NOV was issued by Officer Mentch for this issue.

During the meeting, the acting agent made the contention that these items have been there for an extremely long time, potentially decades. The fence may have had some repairs, but there has been a fence there for a very long time. Officer Mermentch's homes in your neighborhood are, not everything that has been done, even with permits, has had documentation that has survived the test of time. So, while we do not have a digital record of the addition or the fence, that does not mean that they were not there or the other if a permit was obtained. Taking that into account, Director Cailloux determined the two issues to be "preexisting, non-conforming." With this, the two NOV cases were closed.

Should a new owner wish to make alterations to the house or fence and those alterations require a permit, they will have to be up to code. The plan review of those permits will catch if there are any issues with the rear setback. I have included a sheet that has a reminder for folks to check the rear setback issues if new permits are submitted.

Thank you for your concern about the properties in your neighborhood. I know you are doing what you can to try and help maintain the standards of Peachtree City, and I truly appreciate it.



***Tim Maret***

Senior Code Enforcement Officer

153 Willowbend Road

Peachtree City, GA 30269

C: 770-687-1263

P: 770-487-5731

[tmaret@peachtree-city.org](mailto:tmaret@peachtree-city.org)

**Application Views**

- Property
  - Address
  - Miscellaneous
  - Attachments
  - Owner: HESER RICHARD A
  - Occupant: HESER RICHARD A
- Projects
- Permits
- PZE Processes
- Enforcements
- Certificates
- Certificates of Occupancy
- Inspection Groups
- Tables
- Program Setup

**Property Summary**

Amount Due: \$0.00

Potential Setback Issue (1/1): Any new permits – Check potential rear setback

Address: 104 LANYARD BND Parcel Number: 071716072  
 Owner: HESER RICHARD A Other owner properties...

1. Property 2. Building 3. Rental 4. Comment 5. Parking Details 6. Violations

Occupant: HESER RICHARD A Resp. Party:

Subdivision: FISHERS BANK Year Built:

Lot: 24 Block:

Zoning: R-10 Use Groups: <Click here to select>

Property Type:  Occup. Load:

Parking Spaces:  Stories:

Hide this property from Public Records Search  Vacant

Allow Occupants to pull Permits

**Setbacks**

Front:  Left:

Rear:  Right:

7. Parcel Information 8. Legal Desc. 9. Flood Plain 10. Dimensional Information 11. Linked Applications

Owner: HESER RICHARD A Status: Active

Value:  Liber/Page:

Acres:  Neighborhood:

Wetland Acres:   Foreclosed  Is Uninc

Woodland Acres:  User Number 1:

Map:  School District:

Class:  Historic District:

Future Land Use:

External Key:  Water Service  Sewer Se

Viewing Existing Property

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**104 Lanyard, 106 Lanyard**

4 messages

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**C U** <ucedavitulo@gmail.com>

Mon, Jan 22, 2024 at 9:04 AM

To: RCailloux@peachtree-city.org

Cc: Timothy Maret &lt;tmaret@peachtree-city.org&gt;

Good morning Mrs. Cailloux,

When I moved forth with my complaints at 104 Lanyard on 1/11/23, my intention was to see that the existing rear of the house would be brought back into code compliance under new ownership.

On 8/31/23, Mr. Maret and Officer Mentch came to my property and saw that the addition to the house did appear to be in the setbacks. At this time I told them about the fence which was built on the adjoining property line. As you saw in a previous email, it was built brand new in 2014, not decades ago. No permits were on file.

While visiting the property on sale a week ago, the son told us that his dad built the unfinished sunroom, which means this took place after the home purchase in 1994. The house was built in 1980, have the city codes not stayed the same for setbacks? When my shed appeared to be close to the setbacks, Mrs. Beverly required me to get a survey and I had to submit it with my permit request. Wasn't there reasonable cause to require a survey here too? Had the owner applied for permits, especially for the added rear decks and sunroom, he would have had to show the distances to the fence and the permits would not have been approved. Mr. Maret noted that all the houses on Lanyard Bend are built in a straight line, there was only 32 feet to the fence line. It follows that there were no permits on file.

Now that this added structure has been labeled pre-existing, non conforming, I would like to request that your records add the existence of the rear decks as well, as they form part of the structure, should a new owner submit permits for the decks in addition to the sunroom.

I am enclosing a picture from the sale of the home that shows the rear addition which runs the length of the house.

In regards to 106 Lanyard Bend, there is a permit for an above ground pool only. My complaint is that there is a deck and a wood trellis built around the pool that extends into the setbacks. I am enclosing a picture, and the structure is visible from the cul-de-sac, and my backyard.

Initially, I told Mr. Maret that I wanted to hold off from submitting my complaint concerned about the hardship it places on the owner. But if the passing of time allows for a structure to be labeled pre-existing, non-conforming, then this issue should be addressed now, also in light of the upcoming final inspection of the unfinished siding.

If you need any further information, please feel free to contact me and thank you for your assistance in this matter.

Cecilia Uceda  
105 Bluegill Trce  
917-825-6698

 [104lanyard.pdf](#)

 **106lanyard.pdf**  
23951K

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**Robin Cailloux** <RCailloux@peachtree-city.org>  
To: C U <ucedavitulo@gmail.com>  
Cc: Timothy Maret <tmaret@peachtree-city.org>

Tue, Jan 23, 2024 at 1:12 PM

Ms. Uceda:  
Thank you for the information. We will add it to our records.



**Robin Bechtel Cailloux, AICP**

Director, Planning & Development

[153 Willowbend Road](#)

[Peachtree City, GA 30269](#)

770-487-5731 Ext. 1106

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Cecilia Uceda  
105 Bluegill Trce  
917-825-6698



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**C U** <ucedavitulo@gmail.com>  
To: RCailloux@peachtree-city.org

Tue, Jan 23, 2024 at 2:28 PM

Mrs. Cailloux,

Will the new owner be asked for a survey when requesting permits for work on the "preexisting, non-conforming" structures that appear to be in the setbacks?

[Quoted text hidden]

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**Robin Cailloux** <RCailloux@peachtree-city.org>  
To: C U <ucedavitulo@gmail.com>

Tue, Jan 23, 2024 at 3:16 PM

Ms. Uceda:

Yes, if they request permits to add onto their home or make major renovations, a survey will be required. If encroachments into zoning setbacks are discovered with the survey, they will be required to remedy the encroachment (usually through a variance) before a permit can be issued.

Thank you.