



## Administrative Variance Committee

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Special Called Meeting Agenda  
January 9, 2026 | 11:00 AM  
City Hall Executive Conference Room

1. **Call to Order**
2. **Minutes**
  - A. October 13, 2025 Meeting Minutes
3. **Discussion**
  - A. 238 Independence Ln, Rear Setback Encroachment
  - B. 322 Wood Rdg, Rear Setback Encroachment
  - C. 104 Perch Pt, Side Setback Encroachments
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 Council of Peachtree City**  
**Meeting Minutes**  
**Monday, October 13, 2025**  
**11:00 AM**

**Call to Order**

City Manager, Justin Strickland, Mayor Pro Tem, Clint Holland, and Planning and Development Director, Shayla Reed, were in attendance. Deputy City Clerk, Stacey Collins, took minutes. Also in attendance was the property owner Glenn Thompson and neighbor Cecilia Uceda.

**Minutes**

**A. April 15, 2025**

Approved, 2-0-1 (Holland Abstained)

**B. July 21, 2025**

Approved, 2-0-1 (Holland Abstained)

**Discussion**

**A. 104 Lanyard Bend, Rear Setback Encroachment**

Reed introduced the administrative variance request. 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.

The applicant began his address to the committee by saying that he had purchased the property, which was built in 1980, originally to live-in, and had begun to do renovations on the leaking roof on the back room, which is "unconditioned", when the City gave him a stop-work order. The room and existing deck were built into the setback by a former owner, and the applicant was under the belief that it was grandfathered in. He also stated that this meeting had been pushed back several months and he is now planning on fixing it to sell.

Uceda, the applicant's backyard neighbor, stood in opposition to this administrative variance, claiming that the large elevated deck, approximately 53' in length, came too close to her property and claims that the applicant now has a "balcony view of her backyard". She believes that there is no hardship as the applicant bought the house "as-is".



The committee began to discuss the request. During the course of the discussion, the fact that a portion of the house itself, which includes a cantilevered window, was built five-feet into the setback. Holland pointed out section 1204, which states that, in reviewing the application, the administrative variance committee shall analyze the application to determine whether granting the request would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. It also states that, if it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the administrative variance committee shall deny the appeal in writing, stating the reasons for the denial. Holland also said that, depending on how the committee voted, the applicant has the right to appeal the decision to the full City Council. Holland mentioned that the applicant could "pop the top and go up" to create more space. It was also said that, since this is a raised deck, he could make the deck with a smaller footprint and build steps down to make it a two-story deck. The applicant replied that a ground-level deck would not be feasible. Holland asked what the neighbor could live with and she said that she could live with the window being in the setback.

With no more discussion, Strickland made a motion to approve a five-foot encroachment for the primary structure. Holland seconded. Motion carried unanimously.

Reed made a motion to deny the remaining 7.5-foot encroachment. Holland seconded. Motion carried unanimously.

Holland reiterated to the applicant that had the right to appeal the decision, and the applicant said that he would do that. Reed stated that she would send him the information as to what was needed and that the earliest that the City Council could hear the appeal, due to advertising requirements, is December.

### **Adjourn**

With no more business to come before the committee, Holland made a motion to adjourn. Reed seconded. Motion carried unanimously.

The meeting ended at 11:37 a.m.

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Stacey Collins, Deputy City Clerk

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Justin Strickland, City Manager

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:**

**DATE:** January 9, 2026

**SUBJECT:** 238 Independence Ln, Rear Setback Encroachment

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### **Recommendation:**

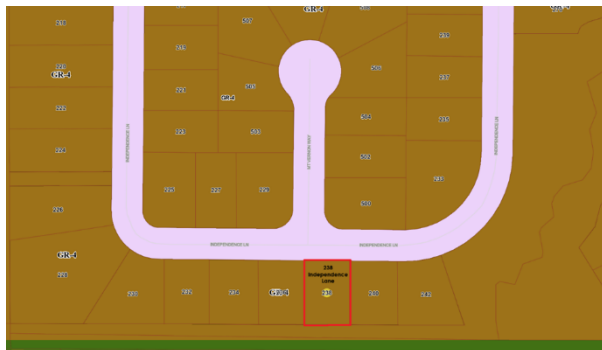
Should the Committee decide to approve the Administrative Variance request, staff has no recommended conditions.

### **Discussion:**

The Applicant is requesting relief in the form of an Administrative Variance from the rear setback requirement [Section 1004] of the GR-4 (General Residential), residential zoning district which requires a minimum rear setback depth of 20 feet, detached.

The Applicant purchased the home with an existing deck that encroaches into the required rear setback by 4 feet. The current request is to reduce the rear yard setback from 20 feet to 16 feet to allow the existing deck to remain at its current location. 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

**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.

**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 have no recommended conditions.

There is an existing 10' access easement encroachment involving a utility room along the western portion of the property, which is currently being addressed through the City's Engineering Department.

**Budget Impact:**

There are no budget impacts associated with this request.

**Attachments:**

1. Zoning Map
2. Application
3. Homeowner Narrative
4. Survey
5. Site Plan Exhibit
6. Photographs



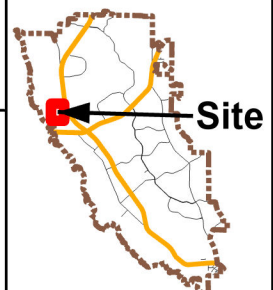
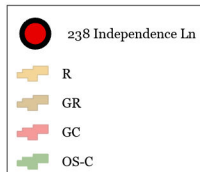
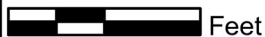
# Zoning Map: 2025

**238 Independence Ln  
ZONED: GR-4**

For information purposes only



1 inch = 244 feet





# ADMINISTRATIVE VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

Phone: 770-487-5731

WWW.PEACHTREE-CITY.ORG

|                          |                                                                                                                                              |                             |                                                                                                                                                                                                                                                     |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VARIANCE LOCATION</b> | Street Address <u>238 Independence Ln</u>                                                                                                    | <b>PROPERTY OWNER</b>       | Name <u>Michael + Taryn Prestid</u>                                                                                                                                                                                                                 |
|                          | Zoning District: <u>GR-4</u>                                                                                                                 |                             | Phone _____<br>Email _____                                                                                                                                                                                                                          |
| <b>SUMMARY</b>           | Briefly describe why this variance is being requested: <u>Requesting a variance of 4 feet into rear setback for existing deck and pavers</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)<br><input checked="" type="checkbox"/> Letters of support from adjacent property owners and/or HOA<br><input type="checkbox"/> Other items demonstrating need |

|                                |                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADMINISTRATIVE VARIANCE</b> | <input 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 checked="" type="checkbox"/> <b>Setback Encroachment:</b> | 1.) Which property line setback? <input type="checkbox"/> Front <input checked="" type="checkbox"/> Rear <input type="checkbox"/> Side<br>2.) How much encroachment requested? (feet) <u>4 feet</u><br>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 _____<br>4.) Have you submitted the required letters of support from:<br><input type="checkbox"/> HOA letter OR <input type="checkbox"/> No active HOA<br><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: [Signature] Date 10-30-25

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

Michael & Taryn Prestidge  
238 Independence Lane  
Peachtree City, GA 30269

10/29/2025

Peachtree City Building and Zoning Department  
151 Willowbend Road  
Peachtree City, GA 30269

Subject: Request for Variance-exterior deck and paver patio encroaching into 20' setback at (238 Independence Lane).

Dear Members,

I am writing to formally request a variance for an existing exterior deck and paver patio at our residence located at 238 Independence Lane. I understand that the existing exterior deck and paver patio does not fully comply with the current zoning requirements- specifically that they both encroach on the 20 foot setback by approximately 4 feet in total and 16 feet from the property line.

The reason for this request is the examples listed below:

- We purchased the home over 10 years ago in 2015 and the existing deck was installed prior to our purchase and showing several years of wear.
- We have made no changes to the deck, we have replaced the decking and left the original footprint as is, assuming it had been properly permitted.
- The current deck is installed at the back door of the property at a height to allow safe egress from the residence.

- The paver patio was installed by a contractor in 2018 and advised us at the time a permit would not be required for a ground level paver patio.
- The paver patio was installed to the same length as the deck to be aesthetically pleasing in the general appearance of the yard.
- The deck and patio have no cover, roof, or pergola making both unavailable to see from neighboring yards or the cart bath located behind the residence.
- The patio was constructed in a way next to the deck improve water drainage from the yard, which had become an issue, limiting any potential erosion issues with the residence.
- The variance is also requested to bring the property as a whole into compliance to proceed with projects to improve the value and use of the property.

I have attached the required documentation, including a site plan. The HOA is in possession of letters of support from adjacent neighbors.

Granting this variance would allow a modest improvement to our property without negatively impacting surrounding homes or altering the character of the neighborhood. I respectfully request that the Board consider this variance favorably and grant permission to proceed with future plan submissions.

Thank you for our time and consideration. We would be glad to attend the hearing and provide any additional information you may need.

Sincerely,

Michael and Taryn Prestidge





## SUBJECT PROPERTY

OWNER: MARIE T. & MICHAEL T. PRESTIDGE (PER TAX ASSESSOR)  
SITE ADDRESS: 238 INDEPENDENCE LANE, PEACHTREE CITY, GA 30269  
AREA: 0.17 ACRES - PER PLAT BOOK 38 - PG 39  
PARCEL #073447014

REFERENCE: DEED BOOK 5172 - PAGE 159  
PLAT BOOK 38 - PG 39

ZONED: GR4 - GENERAL RESIDENTIAL DISTRICT

- FRONT SETBACK: 15' / 20' FOR GARAGES
- SIDE SETBACK: 10'
- REAR SETBACK: 20'
- MINIMUM LOT AREA = 4,000 SQUARE FEET
- MINIMUM LOT WIDTH = 30 FEET AT BUILDING LINE
- MAXIMUM MAIN BUILDING HEIGHT = 3 STORES PLUS A BASEMENT

ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE FINAL SUBDIVISION PLAT FOR CENTENNIAL PHASE 3A. ZONING SHOULD BE VERIFIED BY CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS.

## GENERAL NOTES

THIS SURVEY IS THE RESULTS OF RECOVERED FIELD EVIDENCE, DOCUMENTS PROVIDED BY THE CLIENT OR OTHER SOURCES, AND LIMITED COURTHOUSE RESEARCH OF PUBLIC RECORDS FOR EASEMENTS AND PROPERTY LINES OF THE SUBJECT AND ADJOINING PROPERTIES AS REFERENCED HEREON. NO ABSTRACT TITLE OR TITLE COMMITMENT WAS PROVIDED WHICH MAY CONTAIN ADDITIONAL RIGHTS-OF-WAY OR EASEMENTS NOT CURRENTLY SHOWN.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRO7 GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH A LEICA TS13 ROBUST TOTAL STATION. (DATE OF LAST FIELD VISIT: AUGUST 26, 2025)

THE BASIS FOR THE DIRECTIONS AND ELEVATIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAVD 88 (GEOID 18) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY HILTON LAND SURVEYING.

THE 2' CONTOURS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD88 DATUM (COMPUTED USING GEOID 18) AND HAVE A VERTICAL ACCURACY OF ±1'. CONTOURS OUTSIDE THE IMMEDIATE AREA ARE APPROXIMATE.

THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM PLAT BOOK 38 - PAGE 39; AND HAS BEEN USED VIA MEANS OF SUPPLEMENTAL FIELD VERIFICATION, WHICH IN NO WAY CONSTITUTES A BOUNDARY CERTIFICATION OR WARRANTY OF BOUNDARY INFORMATION BY THIS SURVEYOR, AND HAS BEEN USED EXCLUSIVELY FOR THE PURPOSES OF A SITE PLAN FOR THE AFOREMENTIONED PROPERTY.

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER THE PEACHTREE CITY F.I.R.M. COMMUNITY PANEL NO. 13131 C 0088 E DATED SEPTEMBER 26, 2008.

NO TREES TO BE REMOVED DURING THE CONSTRUCTION OF THE ADDITION.

NO UTILITIES TO BE DISTURBED DURING CONSTRUCTION OF THE ADDITION.

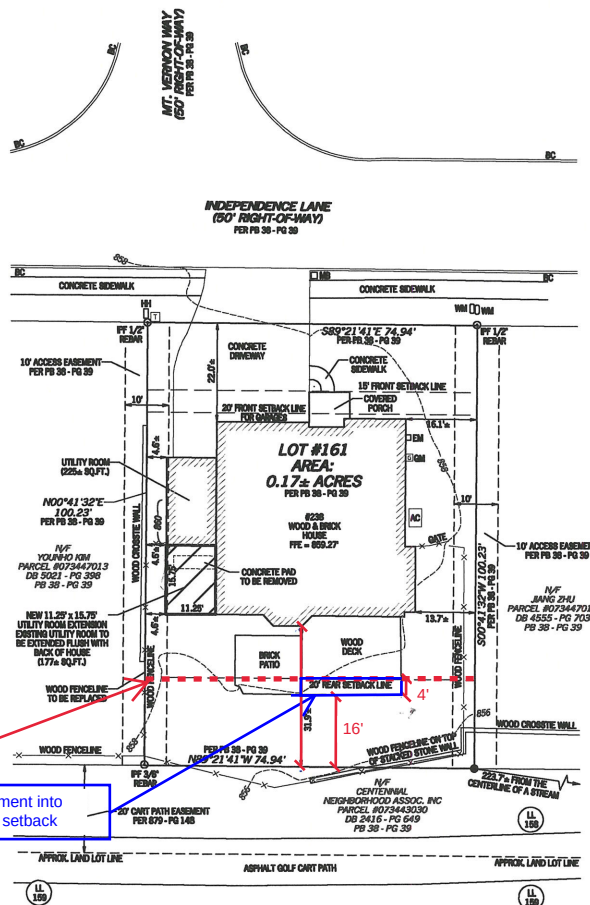
EXISTING HOUSE ON CITY SEWER AND CITY WATER.

### SYMBOLS

PT = ○ - AS SHOWN HEREON

### LEGEND

|                        |                                |
|------------------------|--------------------------------|
| 1/4" = NOW OR FORMERLY | C/L = CENTERLINE               |
| PL = PLAT BOOK         | H/L = HATCHED                  |
| DB = DEED BOOK         | GM = GAS METER                 |
| PG = PAGE              | EM = ELECTRIC METER            |
| PT = IRON PIN FOUND    | WM = WATER METER               |
| LL = LAND LOT          | AC = AIR CONDITIONER           |
| MB = MAILBOX           | FTE = FINISHED FLOOR ELEVATION |



Required 20-foot rear setback

Existing 4-foot encroachment into the required 20-foot rear setback



VICINITY MAP (NOT TO SCALE)



GEORGIA WEST (NAD83)  
STATE PLANE COORDINATES



NO EARTH EXCAVATION WORK TO BE PERFORMED DURING THE CONSTRUCTION OF THE ADDITION. NO EROSION CONTROL MEASURES NEEDED.

## BOUNDARY NOTE

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BOUNDARY INFORMATION SHOWN HEREON WAS PERFORMED BY OTHERS. PLEASE SEE GENERAL NOTES FOR DETAILS.

THIS SURVEY DOES NOT MEET "MINIMUM STANDARDS OF PROPERTY BOUNDARY SURVEYS" AND MERELY REPRESENTS CONDITIONS FOUND ON-SITE AT THE TIME OF SURVEY.

## RECORDING NOTE

SHOULD NOT BE RECORDED WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT IN CURRENT FORM WITH SITE PLAN SURVEY INFORMATION SHOWN.

## HILTON LAND SURVEYING

165 PINEWOOD DRIVE  
SENOIA, GA 30276  
(a) STEVEN.HILTON@HILTONLS.COM  
(w) WWW.HILTONLS.COM  
DEUT. 27:17 PROV. 22:28

SITE PLAN FOR:

MARIE T. &  
MICHAEL T. PRESTIDGE

CENTENNIAL SUBDIVISION ~ PHASE 3-A

LAND LOT 158 7TH DISTRICT PEACHTREE CITY FAYETTE COUNTY, GA

COA: LSF001476  
HLS JOB #25005

|                |            |
|----------------|------------|
| DRAWN BY       | CHECKED BY |
| NOW            | NOW & GSH  |
| ISSUE DATE     | 9-6-2025   |
| REVISED DATE   |            |
| DRAWING NUMBER | 1 OF 1     |













# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:**

**DATE:** January 9, 2026

**SUBJECT:** 322 Wood Rdg, Rear Setback Encroachment

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### **Recommendation:**

Should the City Council decide to approve the variance request, staff has no recommended conditions.

### **Discussion:**

The Applicant is requesting relief in the form of an Administrative Variance from the rear setback requirement [Section 1004] of the GR-6 (General Residential), a residential zoning district which requires a minimum rear setback depth of 30 feet, during the time of construction. The past Development Requirements are different than those of today. The development and construction of this site would have derived from the 1979 Zoning Ordinance.

The Applicant purchased the home with existing encroachments into the required rear setback. The home has an existing deck that encroaches into the setback by 10.2 feet. The current request is to reduce the rear yard setbacks from 30 feet to 19.8 feet to allow the existing encroachments of the deck to remain at its current location.

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
- 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 have no recommended conditions.

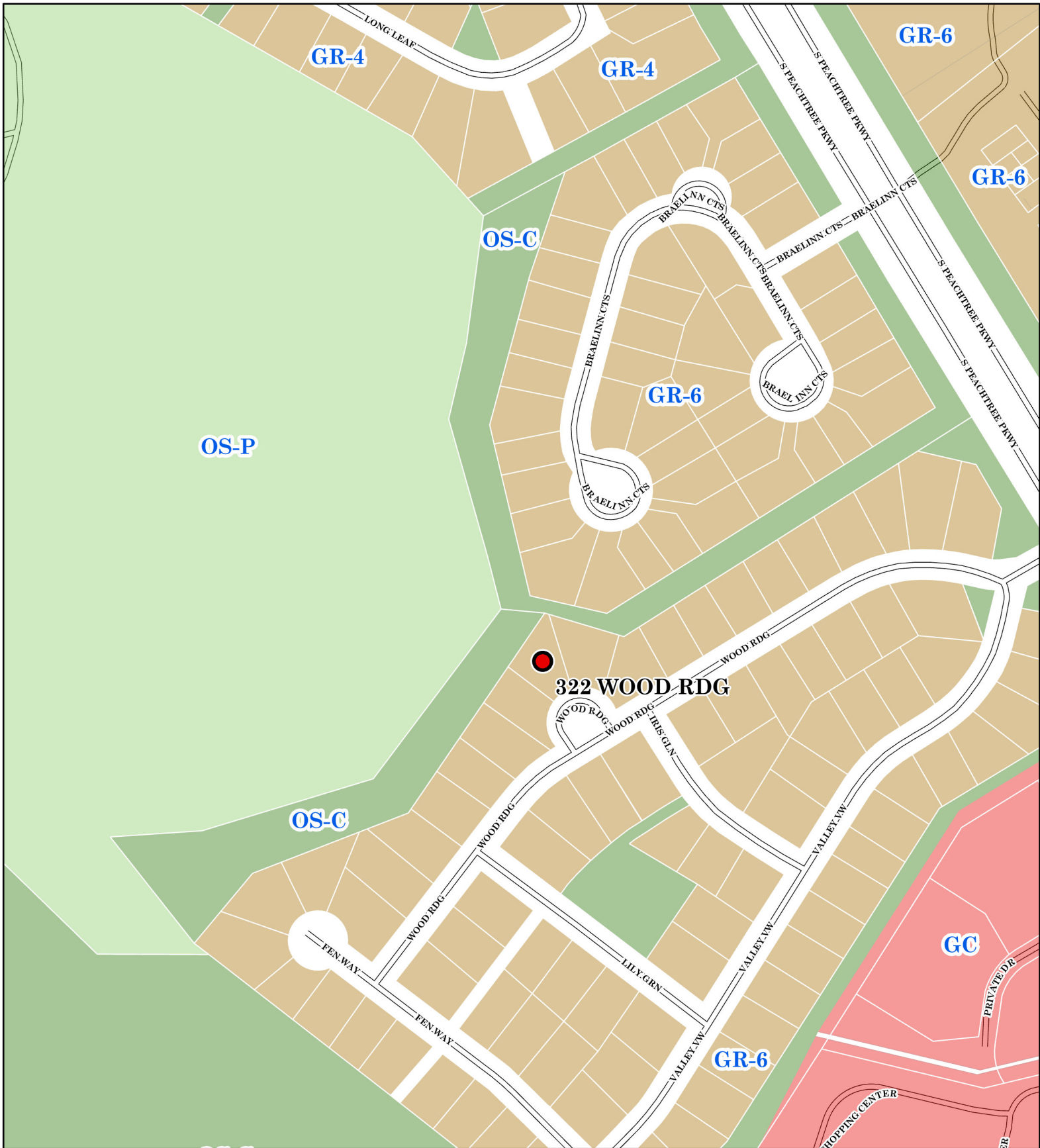
**Budget Impact:**

There are no budget impacts associated with this request.

**Attachments:**

1. Zoning Map
2. 322 Wood Rdg Application Packet





# Zoning Map: 2025

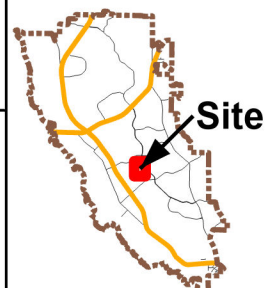
322 Wood Rd  
ZONED: GR-6

For information purposes only



1 inch = 214 feet

Feet





Phone: 770-487-5731

**WWW.PEACHTREE-CITY.ORG**

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

**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.**

\*\*\*Requesting a variance from the required rear-yard setback for an existing, non-conforming deck. This structure was present at the time of our home purchase, and we had no notice of its non-compliance. We have since learned the previous owner was notified but failed to bring the deck into compliance or disclose the issue. The variance is necessary to bring the property into compliance without the significant financial hardship of removing a pre-existing structure that we did not build and were unaware was in violation.

**To: The Peachtree City Council and Planning Staff**

**From: Arjun S. Nair, Owner**

**Date: 12/22/25**

**Property: 322 Wood Ridge, Peachtree City, GA 30269**

**Subject: [REVISED] Detailed Report in Support of Variance Application – 322 Wood Ridge**

This report provides the required supporting information for our application to obtain a variance for a pre-existing, non-conforming deck at the property noted above.

We are requesting a variance from the Zoning Ordinance, **Appendix A, Article X (Requirements by District)**. Specifically, we are seeking relief from the required **30-foot rear-yard setback** for our zoning district, **GR-6 (General Residential)**. Our existing deck encroach into this setback.

- The deck's rearmost edge measures 19.8 feet from the property line (an encroachment of 10.2 feet).

Our request is based on the following criteria as outlined in the variance application:

**(a) There are special circumstances applicable to the property... so that the strict application of this ordinance denies the property of privileges enjoyed by other property...**

The special circumstance is that the deck was a permanent, fully constructed feature of the property when we purchased the home on June 10, 2025. This structure was not established by us, and its fixed location makes strict compliance impossible without total demolition. Denying this variance would deprive us of the standard residential amenity (outdoor living space) enjoyed by nearly all other properties in the GR-6 district.

**(b) The strict or literal interpretation... would result in practical difficulties or unnecessary hardships...**

A strict or literal interpretation of the setback requirement would impose an extreme and unnecessary financial hardship. Since we did not create the violation, being forced to demolish or relocate this structure would result in significant, unexpected costs. This is inconsistent with the intent of the zoning ordinance, which seeks to maintain property value and neighborhood character, not penalize innocent subsequent purchasers for pre-existing conditions.

**(c) There are exceptional or extraordinary circumstances... which preclude the applicant from complying...**

The extraordinary circumstance is that this non-compliance was a latent, undisclosed issue that we inherited. We purchased the home with no notice or knowledge of these violations.

The **Seller's Property Disclosure Statement** (provided as Exhibit A with this application) confirms this lack of disclosure:

- In Section **4(e) "Are there violations of building codes, housing codes, or zoning regulations?"** the seller checked **"NO."**

- In Section **4(f)** "**Have any notices alleging such violations been received?**" the seller checked "**NO.**"

We now understand the previous owner *had* been notified by the city, which makes their "NO" answer to 4(f) a direct misrepresentation. This failure to disclose the non-compliance of the deck created an exceptional circumstance that concealed the violation from us, precluding us from complying in a normal fashion. We unknowingly took on this liability from the previous owner.

**(d) The granting of such variance will not constitute the granting of special privileges...**

Granting this variance is not a special privilege. Decks are standard accessory structures within the GR-6 neighborhood. This variance merely legalizes the current footprint of the property to match the character and utility of surrounding homes, bringing the property into compliance without granting us any rights not already held by our neighbors.

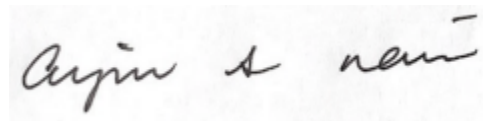
**(e) The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements...**

The structure is in excellent condition, structurally sound, and poses no threat to public safety. It does not obstruct any public right-of-way, impede drainage, or interfere with the "light and air" of adjacent properties. The deck is aesthetically consistent with the main dwelling, using similar materials and color schemes, ensuring it is not injurious to the neighborhood's visual character.

**(f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.**

This variance is consistent with the City's comprehensive plan to maintain stable, high-quality residential neighborhoods. By allowing this existing structure to remain, the City preserves the functional utility of the home while resolving a historical compliance issue inherited by a new resident.

Thank you for your consideration of our application. We are available to answer any questions you may have at the public hearing.



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Arjun S. Nair, Owner  
322 Wood Ridge  
Peachtree City, GA 30269  
11/05/25



|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <div>Abbreviations:</div> <div>BL building setback line</div> <div>calc calculated point</div> <div>CB catchbasin</div> <div>CLF chain-link fence</div> <div>CMP corrugated metal pipe</div> <div>CTF crimp top pipe found</div> <div>Con. concrete</div> <div>DE drainage easement</div> <div>DI drop-inlet</div> <div>FH fire hydrant</div> <div>GV gas valve</div> <div>HW headwall</div> <div>IPP #4 rebar placed</div> <div>IPF #4 rebar found</div> <div>JB junction box</div> <div>LL land lot</div> <div>LLL land lot line</div> <div>OTF open top pipe found</div> <div>OHL overhead line</div> <div>PP power pole</div> <div>R/W right-of-way</div> <div>SS sanitary sewer line</div> <div>SSE sanitary sewer easement</div> <div>SSMH sanitary sewer manhole</div> <div>WM water meter</div> <div>WF wood fence</div> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This box reserved for Clerk of Superior Court Clerk for Filing Information

General Notes:

Property Address:

322 Wood Ridge

Peachtree City, Georgia

30269

Date of Field Survey:

October 15, 2025

Date of Plat:

October 21, 2025

Equipment Used:

Topcon GTS 225 Total Station

Statement of Encroachments:

E - 1: split-rail fence over property line 0.8-foot northwest - (ownership unknown)

E - 2: split-rail fence over property line 1.6-feet northwest - (ownership unknown)

Closure Statement:

The field data upon which this map or plat is based was obtained with an open traverse and was not adjusted.

This map or plat has been computed for closure and is found to be accurate within one foot in 69,151 feet.

All distances shown on survey are horizontal distances.

All distances shown on survey are "ground distances".

References:

Deed Book 5657, Page 260

Plat Book 18, Pages 134-135

Flood Hazard Note:

By graphic plotting only, this property is **not located** in an identified **100-year flood hazard area** per the official **F.I.R.M. Panel No. 13113C0089E**, which bears an **effective date of September 26, 2008**.

This property is located in "**Zone X**".

Surveyor's Acknowledgement:

I hereby certify that the plan shown and described hereon is a true and correct survey made on the ground under my supervision.

That the monuments have been found or placed as shown hereon, and is to the accuracy and specifications required.

Title Note:

The survey shown hereon was prepared without the benefit of an abstract of title. Therefore, the undersigned and J. A. Evans and Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Underground Utility Note:

Visible evidence of underground utilities "**as shown on this plat of survey**" are for the clients' convenience only. There may be other underground utilities not shown. The surveyor assumes responsibility only for the visible evidence of underground utilities "**as shown on this plat of survey**".

All damage made to existing utilities by the owner, or owner's agent shall be the sole responsibility of the owner, or owners' agent.

Owner is cautioned to contact **www.Georgia811.com** prior to any type of excavating activity.

Drainage, Easements, Sanitary Sewer and Flood Plain Note:

- In all cases, only "**Visible evidence**" of drainage and sewer structures are located when conducting the fieldwork performed for this "**plat of survey**".
- When visible, evidence of drainage and sewer structures such as **catchbasins (CB)**, **drop inlets (DI)**, **headwalls (HW)**, **junction boxes (JB)** and **sanitary sewer manholes (SSMH)** are field located while performing the fieldwork for this "**plat of survey**".
- When these "**types of structures are not visible**", but are graphically shown on the record plat of survey, these "**structures**" and "**associated easements**" are scaled from the recorded plat referenced on this "**plat of survey**".
- Furthermore, evidence of these "**types of structures**" shown on official documents "**provided to the surveyor**" that have been obtained from city, county or state officials responsible for compiling evidence of infrastructure and documentation of easements can be graphically shown on this plat of survey if the surveyor is informed of them prior to "**the date of plat**" as shown on this "**plat of survey**".
- Unless otherwise noted, **Flood Plains**, (as graphically shown on prior plats of survey), are scaled from said plats of survey.

No field run elevations have been performed by this surveyor while conducting the fieldwork for this "**plat of survey**".

SURVEYOR'S CERTIFICATION

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, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS 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.

James A. Evans, Jr. 10/24/2025

James A. Evans, Jr., GA RLS #2167

Certificate of Authorization (COA) No. LSF000248

GEORGIA

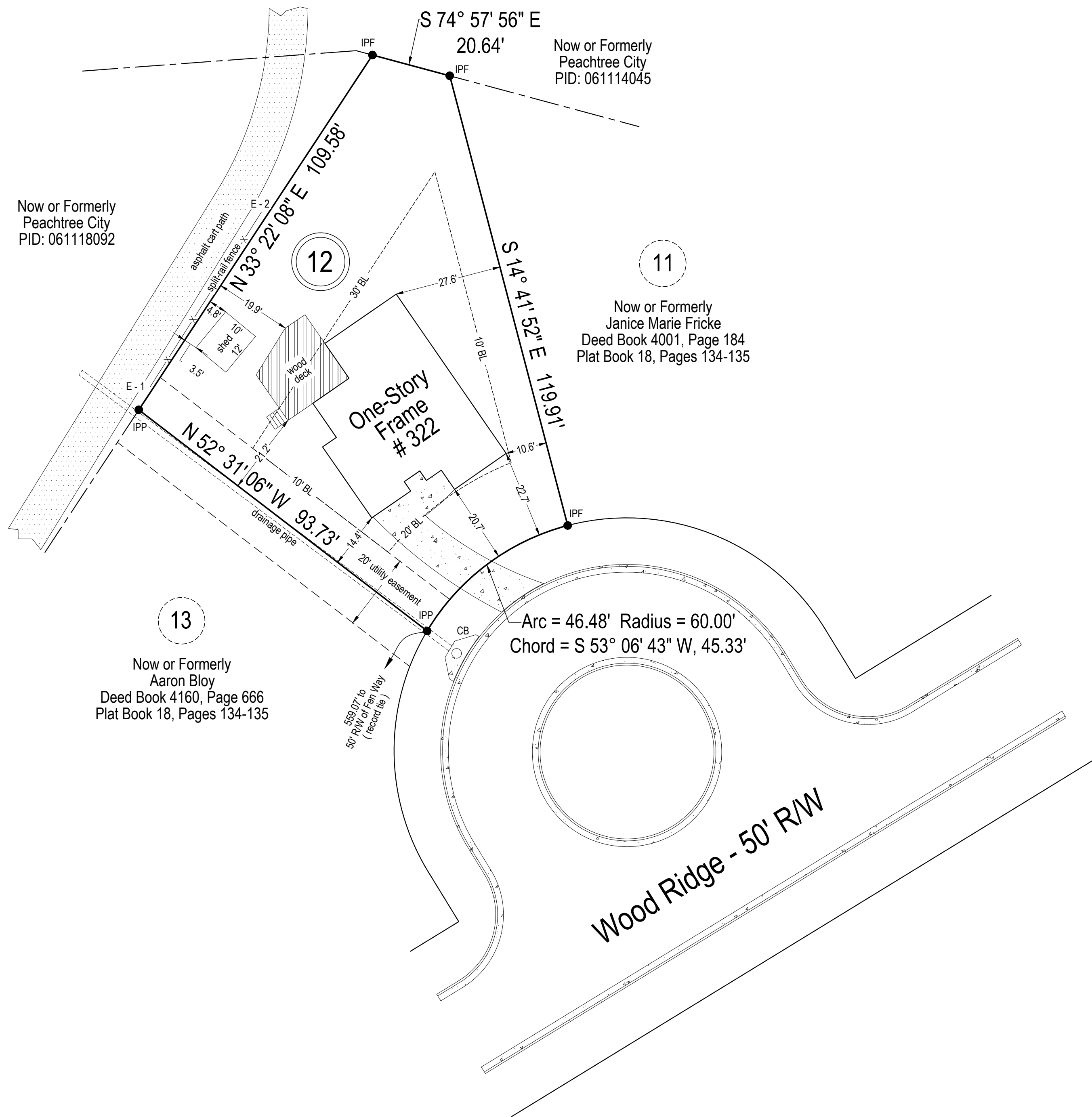
REGISTERED

NO. 2167

PROFESSIONAL

LAND SURVEYOR, JR.

JAMES A. EVANS, JR.



**Area Calculation**  
0.205 Acres  
8,946 square feet

J. A. Evans and Associates  
3279 Powder Springs Road  
Powder Springs, GA 30127  
770-943-0000  
evansassoc@att.net

"Basis of Bearings"  
Plat Book 18, Pages 134-135

N

0102040

1" = 20 feet

Retracement Survey for:

Arjun S. Nair

Lot 12  
Braelinn Green  
Land Lot 50  
6th District  
Fayette County, Georgia

REVISIONS

| NO. | BY  | DATE       | DESCRIPTION                                                                                                     |
|-----|-----|------------|-----------------------------------------------------------------------------------------------------------------|
| 1   | jae | 10/24/2025 | - added dimensions of shed, ties from shed to rear property line, and ties from wood deck to side property line |
|     |     |            |                                                                                                                 |
|     |     |            |                                                                                                                 |
|     |     |            |                                                                                                                 |
|     |     |            |                                                                                                                 |

Contact:James A. Evans, Jr., GA RLS #2167

Phone:770-943-0000

Email:evansassoc@att.net

1-1

JAE Job# 250164v2

|      |                         |
|------|-------------------------|
| BL   | building setback line   |
| calc | calculated point        |
| CB   | catchbasin              |
| CLF  | chain-link fence        |
| CMP  | corrugated metal pipe   |
| CTF  | crimp top pipe found    |
| Con. | concrete                |
| DE   | drainage easement       |
| DI   | drop-inlet              |
| FH   | fire hydrant            |
| GV   | gas valve               |
| HW   | headwall                |
| IPP  | #4 rebar placed         |
| IPF  | #4 rebar found          |
| JB   | junction box            |
| LL   | land lot                |
| LLL  | land lot line           |
| OTF  | open top pipe found     |
| OH/L | overhead line           |
| PP   | power pole              |
| R/W  | right-of-way            |
| SS   | sanitary sewer line     |
| SSE  | sanitary sewer easement |
| SS/M | sanitary sewer manhole  |
| WM   | water meter             |
| WF   | wood fence              |

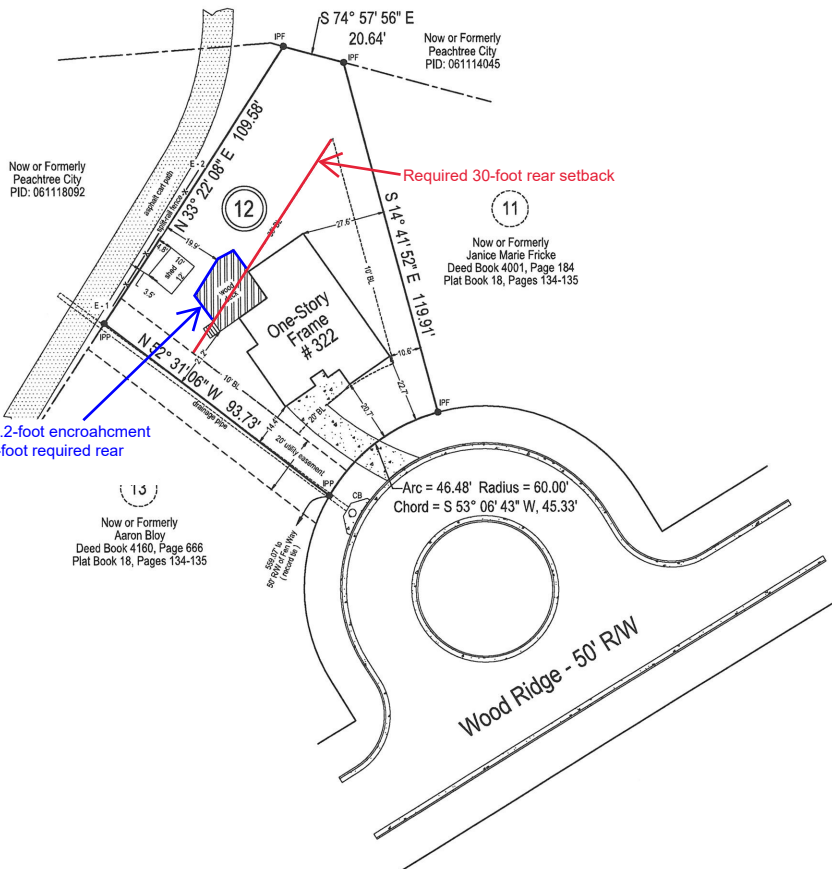
**Drainage, Easements, Sanitary Sewer and Flood Plain Issues:**

- In all cases, any "Visible evidence" of drainage and flood plain issues are located when conducting the site data performed for this "plate of survey."
- When visible, evidence of drainage and sewer structures such as catch basins (CBs), drop inlets (DI), box headwalls (BH), junction boxes (JB), and sanitary sewer manholes (SSM) are field located and noted on the following "plate of survey."
- When evidence of drainage and flood plain issues are not apparent on the record plat, these "structures" and "associated easements" are further from the recorded plat referenced on this "plate of survey."
- Therefore, evidence of this "plate of structures" shown on official documents, provided to the surveyor, that have been located by county or other authority, are not included in the survey evidence for the current plat. The evidence of easements can be credible from the plat of survey. If the surveyor is informed of them prior to "the date of sale" as shown on this "plate of survey."
- Unless otherwise noted, "Flood Plains" (as practically shown on prior plat's of survey) are not shown on sale plat of survey.
- Surveyors are not responsible for performing any "survey" or "surveying" on the plat of survey.

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, maps, plats, or other instruments which created the parcel or parcels is stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY LAND USE. THE LAND IS NOT BEING RECLASSIFIED. THE UNDERLYING LAND IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL 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 15-6-97.

James A. Evans, Jr. 10/24/2025

James A. Evans, Jr., GA RLS #2167  
Certificate of Authorization (COA) No. LSF000248



0.205 Acres  
8,946 square feet

J. A. Evans and Associates  
3279 Powder Springs Road  
Powder Springs, GA 30127  
770-943-0000  
evansassoc@att.net

PDF and AutoCAD (.dwg) File and Copyright Notice:  
 PDF copies of the AutoCAD file that this "plot of survey" was prepared from are provided to the client. The AutoCAD (.dwg and/or .dxf) file of this drawing is the sole ownership of J. A. Evans and Associates Land Surveyors and is not provided to clients or their representatives.  
 The .pdf file and the AutoCAD file of this "plot of survey" is copyrighted by James A. Evans, Jr., owner of J. A. Evans and Associates.  
 01/2024

**Arjun S. Nair**  
Lot 12  
Braelinn Green  
Land Lot 50  
6th District  
Fayette County, Georgia

| REVISIONS |     |            |                                                                                                                 |
|-----------|-----|------------|-----------------------------------------------------------------------------------------------------------------|
| NO.       | BY  | DATE       | DESCRIPTION                                                                                                     |
| 1         | jao | 10/24/2025 | - added dimensions of shed, ties from shed to rear property line, and ties from wood deck to side property line |
|           |     |            |                                                                                                                 |
|           |     |            |                                                                                                                 |
|           |     |            |                                                                                                                 |
|           |     |            |                                                                                                                 |

|          |                                   |                                             |
|----------|-----------------------------------|---------------------------------------------|
| Contact: | James A. Evans, Jr., GA RLS #2167 | <div>1-1</div> <div>JAE Job# 250164v2</div> |
| Phone:   | 770-943-0000                      |                                             |
| Email:   | evansassoc@att.net                |                                             |



**To: The Peachtree City Council and Planning Staff**

**From: Janice M. Fricke, Owner of 320 Wood Rdg Peachtree City, GA 30269**

**Date: 11/14/25**

**Property: 322 Wood Rdg, Peachtree City, GA 30269**

**Subject: Letter in Support of Variance Application – 322 Wood Rdg**

;

Dear Members of the Peachtree City Council and Planning Staff,

My name is Janice M. Fricke and I reside at 320 Wood Rdg. I am the direct next-door neighbor to the Nair family at 322 Wood Rdg, whose application for a variance is currently under your review. I am writing today to express my support for their application. I understand they are seeking a variance related to their deck, which was built a considerable time ago and prior to them purchasing the home. It is my understanding that the deck may be out of compliance with setback codes.

My neighbors are a welcomed addition to our community who take great pride in their home and property. As one of the neighbors most directly affected, I want to confirm that the deck has no negative impact on my own property. It does not obstruct my view, infringe on my privacy, or create any noise or light issues.

I believe the variance they are requesting is minor and reasonable. Granting their application would cause no harm to the neighborhood and would allow them to maintain their property improvement without causing unnecessary expenses to remove or replace.

Thank you for your time and consideration.

Sincerely,

  
Janice M. Fricke



















# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:**

**DATE:** January 9, 2026

**SUBJECT:** 104 Perch Pt, Side Setback Encroachments

---

### **Recommendation:**

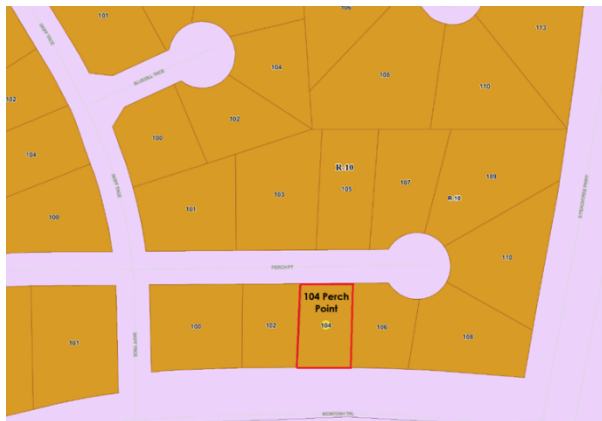
Should the City Council decide to approve the variance request, staff has no recommended conditions.

### **Discussion:**

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

The Applicant purchased the home in 1987, with existing encroachments into the required side setbacks. The home encroaches into the side yard setback on both sides of the home, on the east side by 7 inches and to the west by 22 inches. The current request is to reduce the side yard setbacks from 10 feet to 9.5 feet (east) and from 10 feet to 8.2 feet (west) to allow the existing encroachments of the home to remain at its current location.

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 side setbacks, 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 have no recommended conditions.



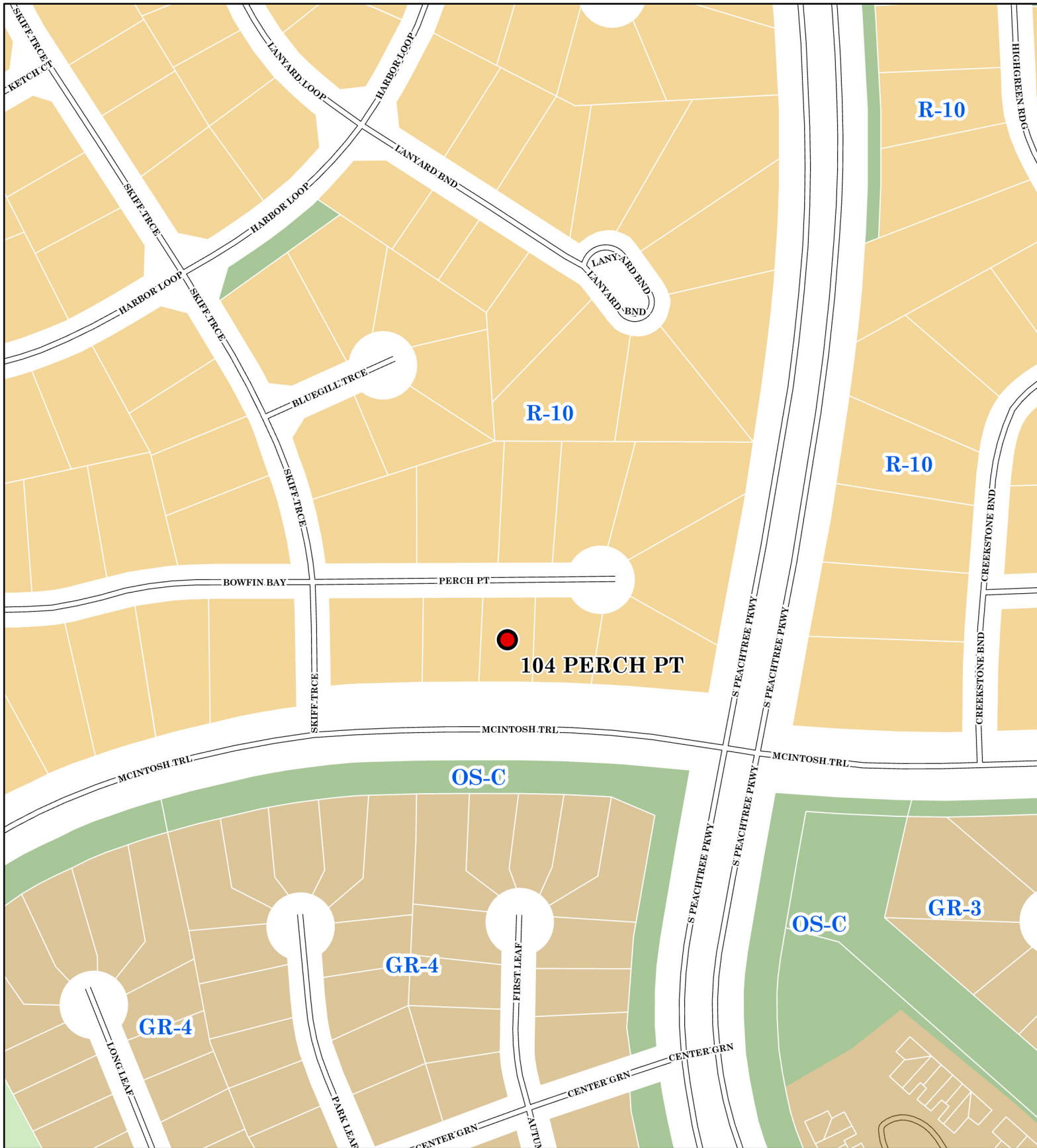
**Budget Impact:**

There are no budget impacts associated with this request.

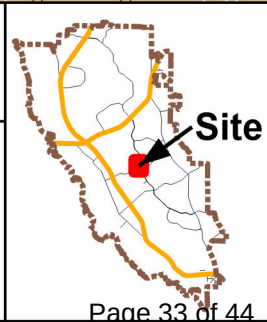
**Attachments:**

1. Zoning Map
2. Application
3. Homeowner Narrative
4. Surveys
5. Site Plan Exhibit
6. Proposed Site Plan
7. Site Photos
8. Neighbor Letters of Support





|                                                                                                                                                                                                               |                          |  |              |  |   |  |    |  |      |  |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--|--------------|--|---|--|----|--|------|--|------|
| <h1 style="text-align: center;">Zoning Map: 2025</h1>                                                                                                                                                         |                          |  |              |  |   |  |    |  |      |  |      |
| <p><b>104 Perch Pt</b><br/><b>ZONED: R-10</b></p>                                                                                                                                                             |                          |  |              |  |   |  |    |  |      |  |      |
| <p>For information purposes only</p>                                                                                                                                                                          | <p>1 inch = 188 feet</p> |  |              |  |   |  |    |  |      |  |      |
| <table border="1"> <tr> <td></td> <td>104 Perch Pt</td> </tr> <tr> <td></td> <td>R</td> </tr> <tr> <td></td> <td>GR</td> </tr> <tr> <td></td> <td>OS-C</td> </tr> <tr> <td></td> <td>OS-P</td> </tr> </table> |                          |  | 104 Perch Pt |  | R |  | GR |  | OS-C |  | OS-P |
|                                                                                                                                                                                                               | 104 Perch Pt             |  |              |  |   |  |    |  |      |  |      |
|                                                                                                                                                                                                               | R                        |  |              |  |   |  |    |  |      |  |      |
|                                                                                                                                                                                                               | GR                       |  |              |  |   |  |    |  |      |  |      |
|                                                                                                                                                                                                               | OS-C                     |  |              |  |   |  |    |  |      |  |      |
|                                                                                                                                                                                                               | OS-P                     |  |              |  |   |  |    |  |      |  |      |







# ADMINISTRATIVE VARIANCE APPLICATION

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

**WWW.PEACHTREE-CITY.ORG**

|                          |                                                                                                                                                                                                                                                                |                             |                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VARIANCE LOCATION</b> | Street Address <u>104 Perch Point</u><br><u>Peachtree City, GA 30269</u><br>Zoning District: <u>R - 10</u>                                                                                                                                                     | <b>PROPERTY OWNER</b>       | Name <u>Daughter Laura</u><br><u>Jorge &amp; Patricia Roman</u><br>Phone _____<br>Email _____                                                                                                                                                                                                                                                      |
| <b>SUMMARY</b>           | Briefly describe why this variance is being requested: <u>According to 2025 survey, through no fault of owner, the builder built the home on the side setbacks, so the foundation and home structure cross the setback lines on each side of the property.</u> | <b>SUPPORTING DOCUMENTS</b> | Please submit the following items. See the second page of this form for additional details.<br><input checked="" type="checkbox"/> Site plan (with property lines and proposed work)<br><input type="checkbox"/> Letters of support from adjacent property owners and/or HOA<br><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 checked="" type="checkbox"/> <b>Setback Encroachment:</b> | 1.) Which property line setback? <input type="checkbox"/> Front <input type="checkbox"/> Rear <input checked="" type="checkbox"/> Side<br>2.) How much encroachment requested? (feet) <u>See letter and survey</u><br>3.) Is the proposed structure using the same building materials as on the main home? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other _____<br>4.) Have you submitted the required letters of support from:<br><input type="checkbox"/> HOA letter OR <input checked="" type="checkbox"/> No active HOA<br><input checked="" 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<br>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: Jorge Roman Patricia Roman Date 11-17-2025

|                      |              |                                                                                                                                        |  |
|----------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>CITY USE ONLY</b> | Meeting Date |                                                                                                                                        |  |
|                      | Motion       | <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied<br>Conditions: _____ |  |
|                      | Signatures   | _____<br>City Manager <span style="float: right;">Date</span><br>_____<br>Council Member <span style="float: right;">Date</span>       |  |
|                      | Attest       | _____<br>City Clerk <span style="float: right;">Date</span>                                                                            |  |

[www.peachtree-city.org](http://www.peachtree-city.org)



November 12, 2025  
City of Peachtree City  
Planning and Development  
153 Willowbend Rd  
Peachtree City, GA 30269  
(770) 487-5731  
[WWW.PEACHTREE-CITY.ORG](http://WWW.PEACHTREE-CITY.ORG)

To Whom It May Concern:

We, the owners of the 104 Perch Point (Lot 41), Peachtree City, GA 30269 are requesting an administrative variance for the property's foundation and home. The newest survey revealed the house's foundation sits on the side setbacks. The side setback of the home on the Lot 42 (102 Perch Pt) side, the fireplace foundation is approximately 22" into the setback area, while the other side on the Lot 40 (106 Perch Point) is approximately 5" at the front and 7" at the back into the setback area. According to the 2025 survey, this is how the foundation sits on this lot. The home was built in or about 1980, and purchased by us in August of 1987. As can be seen on our original survey dated 8/13/1987, this is how we purchased the home.

As this is how the house was built and approved by the city, prior to our purchase of the home, there is nothing we as homeowners can do to correct this issue. For this reason, we request the administrative variance to correct the issue properly with the city, and to ensure no further issues arise with our residence regarding the side setback issues.

Residents:  
Jorge and Patricia Roman  
104 Perch Point  
Peachtree City, GA 30269

Sincerely Yours,



Jorge Roman

11-19-2025

Date



Patricia Roman

11-19-2025

Date



**PERCH POINT (50' RIGHT-OF-WAY)**  
(PLAT BOOK 11, PAGES 196-197)

**RETRACEMENT SURVEY  
LOT 41, FISHER'S BANK PHASE TWO**

PLAT BOOK 11, PAGES 196-197  
CURRENT OWNER: JORGE B. ROMAN AND PATRICIA A. ROMAN  
PER WARRANTY DEED DATED 08/14/1987 AND RECORDED IN  
DEED BOOK 462, PAGE 798

NORTH BASED  
OFF PLAT BOOK 11,  
PAGES 196-197

LEGEND:  
C/O - CLEAN OUT  
N/F - NOW OR FORMERLY  
B/L - BUILDING LINE  
WM - WATER METER  
ICV - IRRIGATION CONTROL VALVE

VERTICAL DATUM: NAVD 88 PER EGPS REAL TIME NETWORK

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO LAND SURVEYING  
SERVICES," AS DEFINED IN O.C.G.A. 43-15-2(6) 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.

NOTE:  
AT THE REQUEST OF THE CLIENT, NOT ALL STRUCTURES ARE SHOWN.



(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, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS 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 45-6-67.

MATTHEW J. LANGLEY GEORGIA PLS # 3227

07/21/2025  
DATE

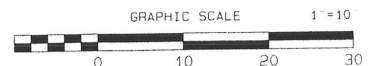
**W.D. Gray and  
Associates, Inc.**  
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
(770) 486-7552 Fax (770) 486-0496  
LSF000701

PREPARED FOR AND AUTHORIZED BY:

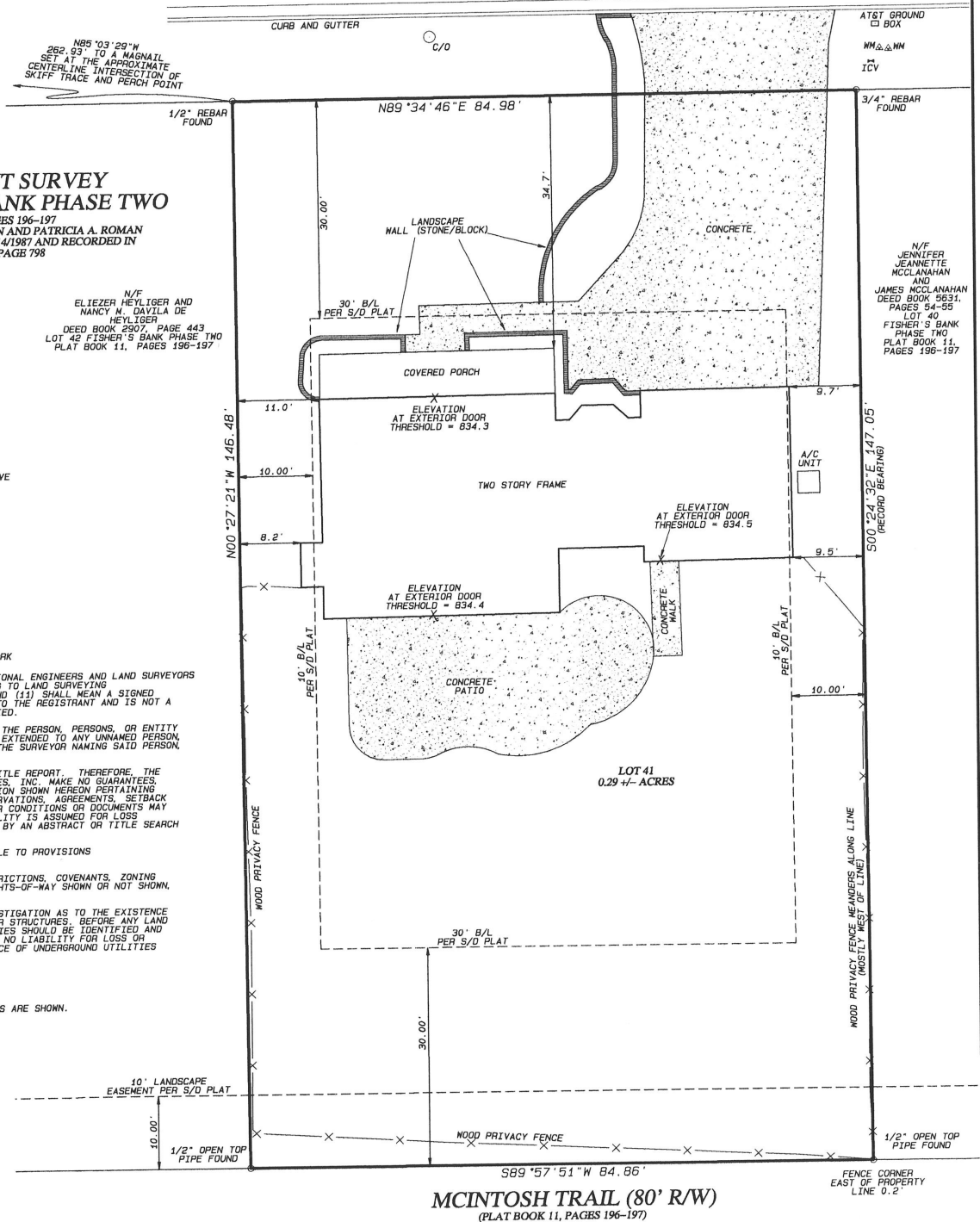
**LAURA REEDER**

|                                              |                             |
|----------------------------------------------|-----------------------------|
| LAND LOT: 50                                 | DATE OF SURVEY: 07/16/2025  |
| DISTRICT: 6TH                                | DATE OF DRAWING: 07/21/2025 |
| FAYETTE COUNTY, GA<br>CITY OF PEACHTREE CITY | REV.                        |
| SCALE: 1" = 10'                              | JOB NO: 2507010             |



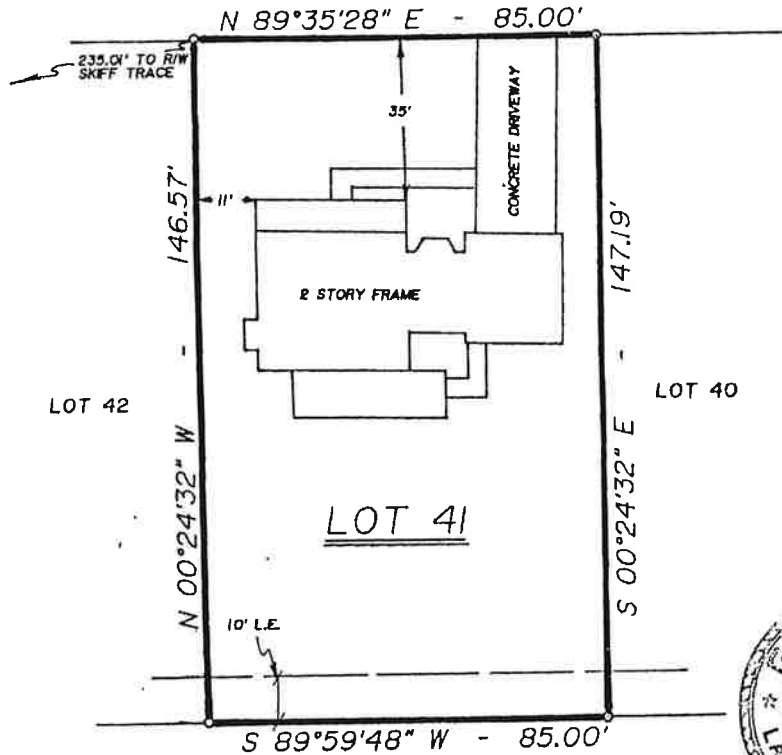
CLOSURE DATA  
FIELD CLOSURE = 1" : 141.101  
ANGLE POINT ERROR = < 5"  
EQUIPMENT USED: GEOMAX ZOOM 95  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1" : 258.207

IN MY OPINION, THIS PROPERTY DOES NOT  
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS  
SHOWN ON THE FLOOD INSURANCE  
RATE MAP 13113C 0089E  
DATED: SEPTEMBER 26, 2008





# PERCH POINT 50' R/W



# McINTOSH TRAIL 80' R/W

In my opinion, this property does not lie within a flood hazard area according to the latest HUD flood plain map.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements by law.

*Larry C. Shimshick*  
Larry C. Shimshick, R. L. S.

PREPARED FOR:

**JORGE E. ROMAN &  
PATRICIA A. ROMAN**

SUBDIVISION: FISHER'S BANK - PHASE II

LOT: 41 LAND LOT: 50 DATE: 8/13/87

BLOCK: DISTRICT: 6/h REV:

SCALE: 1" = 30' COUNTY: FAYETTE, GA. JOB NO: 870834

**koonS** consulting engineers • surveyors • planners  
**wood & associates**  
P.O. BOX 2827 PEACHTREE CITY  
487-9805 GEORGIA 30269 487-9220



# PERCH POINT (50' RIGHT-OF-WAY) (PLAT BOOK 11, PAGES 196-197)

## RETRACEMENT SURVEY LOT 41, FISHER'S BANK PHASE TWO

PLAT BOOK 11, PAGES 196-197  
CURRENT OWNER: JORGE B. ROMAN AND PATRICIA A. ROMAN  
PER WARRANTY DEED DATED 08/14/1987 AND RECORDED IN  
DEED BOOK 462, PAGE 798

NORTH BASED  
OFF PLAT BOOK 11,  
PAGES 196-197

LEGEND:  
C/O - CLEAN OUT  
N/F - NOW OR FORMERLY  
B/L - BUILDING LINE  
WM - WATER METER  
ICV - IRRIGATION CONTROL VALVE

N/F  
ELIEZER HEYLIGER AND  
NANCY M. DAVILA DE  
HEYLIGER  
DEED BOOK 2907, PAGE 443  
LOT 42 FISHER'S BANK PHASE TWO  
PLAT BOOK 11, PAGES 196-197

N/F  
JENNIFER  
JEANNETTE  
MCCLANAHAN  
AND  
JAMES MCCLANAHAN  
DEED BOOK 5631,  
PAGES 54-55  
LOT 40  
FISHER'S BANK  
PHASE TWO  
PLAT BOOK 11,  
PAGES 196-197

VERTICAL DATUM: NAVD 88 PER EGPS REAL TIME NETWORK

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO LAND SURVEYING  
SERVICES", AS DEFINED IN O.C.G.A. 43-15-2(6) 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  
UNDESIGNED 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 OR  
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES  
AND/OR STRUCTURES.

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  
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AND/OR STRUCTURES.

NOTE:  
AT THE REQUEST OF THE CLIENT, NOT ALL STRUCTURES ARE SHOWN.



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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.

MATTHEW J. LANGLEY GEORGIA PLS # 3227

07/21/2025  
DATE

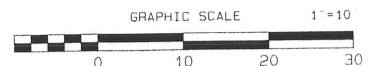
**W.D. Gray and  
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land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
(770) 486-7552 Fax (770) 486-0496  
LSF000701

PREPARED FOR AND AUTHORIZED BY:

**LAURA REEDER**

|                                              |                             |
|----------------------------------------------|-----------------------------|
| LAND LOT: 50                                 | DATE OF SURVEY: 07/16/2025  |
| DISTRICT: 6TH                                | DATE OF DRAWING: 07/21/2025 |
| FAYETTE COUNTY, GA<br>CITY OF PEACHTREE CITY | REV.                        |
| SCALE: 1" = 10'                              | JOB NO: 2507010             |



CLOSURE DATA  
FIELD CLOSURE = 1" : 141.101  
ANGLE POINT ERROR = < 5"  
EQUIPMENT USED: GEOMAX ZOOM 95  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1" : 258.207

IN MY OPINION, THIS PROPERTY DOES NOT  
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS  
SHOWN ON THE FLOOD INSURANCE  
RATE MAP: 13113C 0089E  
DATED: SEPTEMBER 26, 2008



**PERCH POINT (50' RIGHT-OF-WAY)**  
(PLAT BOOK 11, PAGES 196-197)

**RETRACEMENT SURVEY  
LOT 41, FISHER'S BANK PHASE TWO**

PLAT BOOK 11, PAGES 196-197  
CURRENT OWNER: JORGE E. ROMAN AND PATRICIA A. ROMAN  
PER WARRANTY DEED DATED 08/14/1987 AND RECORDED IN  
DEED BOOK 462, PAGE 798  
104 PERCH POINT  
PEACHTREE CITY, GA

NORTH BASED  
OFF PLAT BOOK 11,  
PAGES 196-197

LEGEND:  
C/O - CLEAN OUT  
N/F - NOW OR FORMERLY  
B/L - BUILDING LINE  
WM - WATER METER  
ICV - IRRIGATION CONTROL VALVE

N/F  
ELITEZER HEYLIGER AND  
NANCY M. DAVILA DE  
HEYLIGER  
DEED BOOK 2807, PAGE 443  
LOT 42 FISHER'S BANK PHASE TWO  
PLAT BOOK 11, PAGES 196-197

VERTICAL DATUM: NAVD 88 PER EGPS REAL TIME NETWORK

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
RULE 180-B-1 ON THE TERM, CERTIFICATION, RELATING TO LAND SURVEYING  
SERVICES - AS DEFINED IN O.C.G.A. 43-15-2(B) AND (11) SHALL MEAN A SIGNED  
STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A  
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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,  
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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  
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Surveyors and as set forth in O.C.G.A. Section 15-6-67.

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

10/27/2025  
DATE

CLOSURE DATA  
FIELD CLOSURE = 1" : 141.101  
ANGLE POINT ERROR = 4.5"  
EQUIPMENT USED: GEOMAX ZOOM 95  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1" : 266.207

IN MY OPINION, THIS PROPERTY DOES NOT  
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS  
SHOWN ON THE FLOOD INSURANCE  
RATE MAP 13113C 0089E  
DATED: SEPTEMBER 26, 2008

GRAPHIC SCALE 1" = 10'



**W.D. Gray and  
Associates, Inc.**  
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269  
(770) 486-7552 Fax (770) 486-0496

LSF000701

PREPARED FOR AND AUTHORIZED BY:

**REFLECTIONS  
CONTRACTING**

|                                              |                                                                                                        |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------|
| LAND LOT: 50                                 | DATE OF SURVEY: 07/16/2025                                                                             |
| DISTRICT: 6TH                                | DATE OF DRAWING: 07/21/2025                                                                            |
| FAYETTE COUNTY, GA<br>CITY OF PEACHTREE CITY | 10/27/2025 TO REMOVE REAR<br>24110 AND SHOWN PROPOSED<br>ADDITION - NO FIELD WORK DONE<br>AT THIS TIME |
| SCALE: 1" = 10'                              | REV. JOB NO: 2507010                                                                                   |















November 12, 2025  
City of Peachtree City  
Planning and Development  
153 Willowbend Rd  
Peachtree City, GA 30269  
(770) 487-5731  
[WWW.PEACHTREE-CITY.ORG](http://WWW.PEACHTREE-CITY.ORG)

To Whom It May Concern:

We, the owner and residents of 102 Perch Point (Lot 42), Peachtree City, GA 30269, do hereby grant permission for the side setback variance which is for a total maximum of 11 inches for the existing home structure of the property and residence located at 104 (Lot 41) Perch Point, Peachtree City, GA 30269. Of which, approximately 5 inches to 7 inches is needed along the 102 (Lot 42) Perch Point side of the home, and approximately 22 inches is needed along the 106 (Lot 40) Perch Point side of the home. We understand that this is for the foundation and structure of the home and is inside the property line for said home.

Residents:  
Eliezer Heyliger and Nancy Heyliger  
102 Perch Point  
Peachtree City, GA 30269

Sincerely Yours,

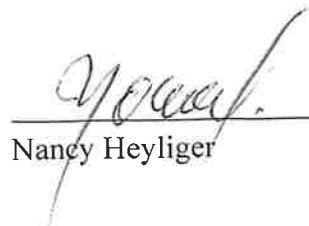
Signature of Residents:



Eliezer Heyliger

11-19-25

Date



Nancy Heyliger

11-19-25

Date



November 12, 2025  
City of Peachtree City  
Planning and Development  
153 Willowbend Rd  
Peachtree City, GA 30269  
(770) 487-5731  
[WWW.PEACHTREE-CITY.ORG](http://WWW.PEACHTREE-CITY.ORG)

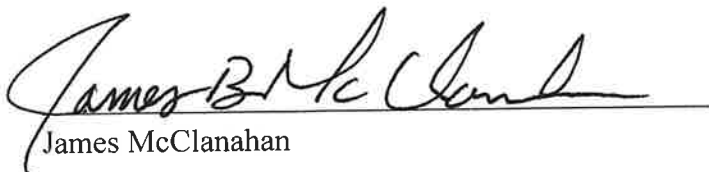
To Whom It May Concern:

We, the owner and residents of 106 Perch Point (Lot 40), Peachtree City, GA 30269, do hereby grant permission for the side setback variance which is for a total maximum of 11 inches for the existing home structure of the property and residence located at 104 (Lot 41) Perch Point, Peachtree City, GA 30269. Of which, approximately 5 inches to 7 inches is needed along the 102 (Lot 42) Perch Point side of the home, and approximately 22 inches is needed along the 106 (Lot 40) Perch Point side of the home. We understand that this is for the foundation and structure of the home and is inside the property line for said home.

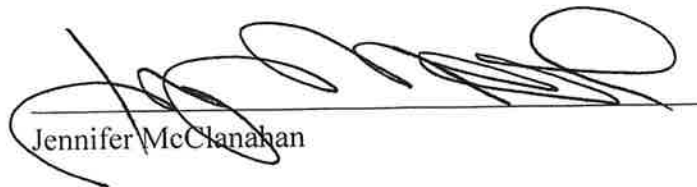
Residents:  
James and Jennifer McClanahan  
106 Perch Point  
Peachtree City, GA 30269

Sincerely Yours,

Signature of Residents:

  
James McClanahan

11/17/25  
Date

  
Jennifer McClanahan

11/17/25  
Date