



**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT**  
310 Technology Parkway, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.peachtreecornersga.gov](http://www.peachtreecornersga.gov)

**Land Development Regulations Modification Application**

ALL information below MUST be complete and LEGIBLE. Allow 10 days for processing once the complete information is received.

Date: \_\_\_\_\_

Modification Number: \_\_\_\_\_

STAFF USE ONLY  
Received by: \_\_\_\_\_

Property Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

District: Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel: \_\_\_\_\_

**Owner Information**

Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Required Items for Submittal:**

1. Fee (*Please make checks payable to City of Peachtree Corners*)
 

Single Family Residential	\$250
Multi-Family	\$350
Commercial	\$600
2. Detailed Survey/Site Plan (as required)
3. Letter of Intent describing modification and justification for modification.
4. Other supporting documents supporting the modification request (photos, grading plan, specimen tree plan).
5. Letters of support from adjacent residential property owners (including front, sides and rear properties) if available.

*COMMUNITY DEVELOPMENT USE BELOW*

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Approved with conditions below: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## **Land Development Regulations Modification Application**

A land development regulations modification application is processed without a public hearing. Allow 10 business days for review. Processing time begins after receiving a complete application with all required information. Details on land development regulation modifications can be found below and in Chapter 24, Article XII, Sec. 34-340. – Modifications and Sec. 34-341.- Appeal and waiver of the regulations.

If construction has already started and/ or a setback error has happened, STOP WORK AT ONCE. Do not proceed with any additional construction until the modification is resolved. Inform the City of Peachtree Corners why the mistake was made and provide a survey showing the encroachment, a letter from qualified design professional attesting to building code compliance, and a letter detailing what steps are being taken to make sure the same error does not reoccur.

### **Sec. 34-340. - Modifications.**

Modification of the design standards set forth in these development regulations may be authorized by the director in specific cases when, in his opinion, undue hardship may result from strict compliance; provided any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such modification, or that the granting of the modification will not adversely affect the general public welfare or nullify the intent of these regulations. Any such modification granted by the director shall be made in writing to the developer and also made a part of the department's records. Application for any modifications shall be filed in writing on a form provided by the department with necessary supporting documents with the director by the developer and shall explain in detail the reasons and facts supporting the application.

(Ord. No. 2013-01-02, art. 13, § 13.3, 1-29-2013)

### **Sec. 34-341. - Appeal and waiver of the regulations.**

(a) *Appeals.* Appeals of the interpretation by the director of the requirements of these regulations shall first be submitted in writing (on a form provided by the department) to the director who shall review the request in a timely manner and receive comments from other affected departments. The appeal thereupon shall be forwarded to the mayor and council for final action in their normal course of business. Exception: appeal requests from the stormwater requirements of article VI, VII or VIII of this chapter shall be submitted to the board of construction adjustments and appeals for action in their normal course of business.

(b) *Waivers.* Waiver requests of the requirements of these regulations shall be submitted on an application form as prescribed by the director, along with such fees as shall be established by the mayor and council. The director shall coordinate the review of each waiver request with all other affected city departments and shall summarize such comments or recommendations as may be received to the mayor and council for action in their normal course of business. Exception: waiver requests from the stormwater requirements of article VI, VII or VIII of this chapter shall be submitted to the board of construction adjustments and appeals for action in their normal course of business.

(Ord. No. 2013-01-02, art. 13, § 13.4, 1-29-2013)