

Aug. 28. 2012 10:37AM vi John Geiger @  
813 782 2283

No. 32395 P. 1  
RECEIVED  
AUG 28 2012  
City of Sky Valley

### APPLICATION FOR VARIANCE

City of Sky Valley, Georgia  
Planning & Zoning Commission  
3444 Highway 246  
Sky Valley, GA 30537

A notice shall be placed in a newspaper with general circulation within the territorial boundaries of the local government at least 15 but not more than 45 days prior to the date of the Planning & Zoning Hearing. The notice shall state the time, place, and purpose of the hearing.

A sign containing information required by local ordinance shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the Planning & Zoning public hearing.

Letters by certified mail shall be sent to all adjoining property owners stating all pertinent facts of the variance request using the same time frame as the public notice in the local newspaper.

This variance request application shall be submitted with all required information to the City Clerk by 12:00 PM on Friday to be published in the following week's edition of the Clayton Tribune. The Planning & Zoning Commission will hold a public hearing on the request no earlier than 15 days following the notice in the newspaper. The Planning & Zoning Commission will then make a recommendation to the City Council to approve or deny the request at the next regularly scheduled council meeting. Regular monthly council meetings are held the second Monday of the month at 1:00 PM unless otherwise noticed.

Date: 8/17/12

Property address: 1021 Saddlebrook Circle

Subdivision Name & Part: Sky Valley Lot Number: \_\_\_\_\_

Owner of Property: John Geiger

Address: P.O. Box 307 Zephyrhills FL 33539

Telephone: 813 782-2581

Name of Applicant: Jimmie Gordon

Address: P.O. Box 9130

Telephone: 352-857-9217

If the Owner and Applicant are not the same, signatures of both Owner and Applicant must appear on the application and be dated.

I hereby request that the property described in this application be given a variance as follows:

To allow metal roof that has already been installed

See attached u/c

SUMMARY OF VARIANCE REQUEST

Give a summary description of your proposed project in the space provided below. This summary should include purpose, type of construction (per Building Code Regulations), square footage, height, and any other pertinent information deemed necessary.

To allow Tuff-Rib Metal roofing panels Spec sheet enclosed with this application from B+M Metals

SITE PLAN

A current Registered Surveyor's site plan that shows the location of all corner pins (flagged), all easement and set-back lines, road right of way width, location of road (paved or gravel) with the right of way, all existing and or proposed buildings of the plan on which the variance is requested.

FEES

The fee for advertising and administrative costs is \$100.00 due at time of application.

AUTHORIZATION TO INSPECT PREMESIS

I hereby authorize the City of Sky Valley City Council and the Planning & Zoning Commission to inspect the premises which are the subject of this variance request.

→ Jim Gray  
Signature of Property Owner

8/27/12  
Date

James H. Bowden  
Signature of Applicant (if other than Property Owner)

8/17/12  
Date

# CITY OF SKY VALLEY ROOFING REQUIREMENTS



## Section 300.20 - Ordinance 05-01 and amendments thereto

Specific local codes regarding acceptable roofing materials - Amendments to the International Residential Code - Roof Assemblies and Rooftop Structures

- (1) **Wood Shingles/Shakes** - Only the following wood shingles/shakes can be used:
  - (a) Thick butt cedar shakes; and
  - (b) Thick butt pressure treated pine shakes;
  
- (2) **Fiberglass or Fiberglass/Asphalt Composite Shingles** - Only fiberglass/asphalt shingles with the following minimum specifications can be used:
  - (a) Class "A" fire rated - minimum;
  - (b) Four bundles per square - minimum; and
  - (c) 90 mile per hour wind zone - minimum.
  
- (3) **Steel or Aluminum Shingles** - Only the following steel or aluminum shingles can be used:
  - (a) Shingles which appear on a list of approved shingles available at City Hall;
  - (b) Shingles not appearing on the list may be considered for approval provided the manufacturer's technical specifications are provided as well as code evaluation listings.
  - (c) Shingles must be installed in strict accordance with manufacturer's instructions, a copy of which must be provided;
  - (d) Shingles must be installed to UL-790 Class "A" fire rating specifications.
  
- \* (4) **Metal sheet/panel roofing** - Only the following metal sheet/panel roofing can be used:
  - (a) Panels must be 24 gauge with standing ridge;
  - (b) Fasteners must be concealed and mechanically installed. There shall be no exposed fasteners; and
  - (c) The colors to be allowed are dark grey, dark brown or dark green only, and must be a matte finish. The color must be approved prior to installation by the City Building Official.

Please initial

- \* Variances requested =
  - 29 gauge Tuff-Rib
  - exposed fasteners
  - color is light grey

CITY OF SKY VALLEY  
Development Department  
3444 Highway 246  
Sky Valley, GA 30537  
706-746-2204

APPLICATION FOR ROOFING PERMIT

Office Use Only:

Permit #: 12-81R  
Repairs: \$50

Fee Submitted: \$ 200

New/Replacement Roof: \$50 + \$0.10 Sq Ft of main floor structure

Owner: John Kriger 813-782-2681

Address: 1021 Saddleback Circle Phone

Contractor: Borden Construction

General Contractor #: RBQA-0000918

Insured: (N)

Contractor's Address: P.O. Box 1130 Clayton

Phone

-490-3660

James H. Borden Date: \_\_\_\_\_  
Signature of Applicant

Location of Building:

Address: 1021 Saddleback Circle Zoning Dist.: \_\_\_\_\_

Between: \_\_\_\_\_ and \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_

Existing Use of Building:

Residential:  Single Family  Two or More Family  Other (specify) \_\_\_\_\_

Square Footage of Main Floor Structure 1500

New  Replacement  Repair

Roofing material to be used: Metal Color: Grey

Manufacturer: Georgia Metals Wind Zone: \_\_\_\_\_

Cost of Re-Roofing: \$ 10,000<sup>00</sup> or Cost of Repairs: \$ \_\_\_\_\_

Other Information:

1. Is the existing roof ventilation adequate? Yes  No   
If the existing roof ventilation is inadequate, how will the ventilation be improved? \_\_\_\_\_
2. Is the roof sheeting being replaced? Yes  No   
If yes, explain: Type of material: \_\_\_\_\_ Thickness \_\_\_\_\_  
Square foot of sheeting replaced \_\_\_\_\_
3. Felt: 30 lb.
4. Shingles: MA year MA class Bundles per square: MA
5. Pitch of roof: 5/12
6. Is the existing roof covering being removed? Yes  No   
If no, how many layers of covering are existing? 1  
If yes, how will the old roof covering be disposed? Haul to landfill  
Note: Proof of disposal may be required.
7. How many square of roof covering? 30

**NOTE:** It is the applicant's responsibility to call the Code Office for the required inspections.  
Pre-Close - prior to application of roof covering.  
Final - when work is complete. Be prepared to supply dump tickets.

This permit is approved/denied on the express condition that the roof covering shall, in all respects, conform to the adopted Sky Valley Building Code and all ICC Building Code requirements. /

This permit is not valid if construction work is not started within six months from date permit is issued.

Permit is approved  denied

Robt Powers  
Permit issued by (Sky Valley Building Inspector)

7-30-12  
Date

Paid 07.30.2012  
#200 ck# 8635 by Bowden Construction

8-23-2012

City of Sky Valley  
Planning and Zoning Department  
3444 Highway 246  
Sky Valley, Ga 30537

August 21, 2012

To Whom It May Concern:

Please find enclosed the specifications on the metal roofing that was installed at 1021 Saddleback Circle. This is a standard roofing that is used throughout Rabun County. I am sorry this situation has occurred but I believe that you understand this was not intentionally on my part. I would not apply for a building permit knowing that there were inspections and intentionally install the wrong material. There are several reasons that I feel this happened. Some of which are my fault for not completely reading the permit applications but I also feel that not all the information was supplied with the permit. I had no prior knowledge about the roofing ordinance nor did the home owner. After speaking with Bob Powers last Friday, August 17<sup>th</sup>, we are both concerned that this could happen again with someone else. We both agree there are things that could be done to eliminate this situation in the future. I am sure that you could speak with him in more detail about this. The fact that not enough information is supplied at the time the permit is issued, and that the inspectors are there only part time I feel may contribute to this happening again. Not knowing about the ordinance and knowing about other roofs that do not meet this ordinance, such as the one on Spyglass which is the same type that I installed on Saddleback Circle and the bright copper roof on Alex Mountain could also lead to this happening again. Since this happened I have had several conversations with home owners and other contractors and they did not know of this ordinance either. So perhaps more education is needed on this specific ordinance.

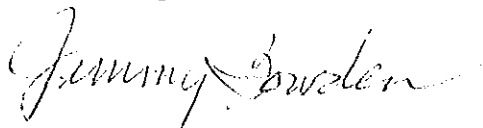
After speaking with Donal O'Donovan, he made the suggestion to apply for a variance to remedy the situation. Since this has occurred, I have closed my business and retired and live in Florida. But I do wish to follow through and remedy this situation in the best way possible for all, including the home owner. I do not feel that the extra expense of removing this roofing is warranted given all the facts above. You may also want to consider the fact that you can barely see this roof from the road.

I have done work in Sky Valley for over 19 years and have always followed their rules and regulations and would have done so again if I had known.

Again I do apologize for this situation and I am not trying to pass blame on anyone and do feel it is my responsibility to the home owner and to the city of Sky Valley to remedy the situation. Since this has occurred, I have closed my business and retired to Florida but that does not mean I will not come up and meet with you if you so desire. I will just need a little notice. I have emailed the home owner about this situation and have asked him to call me upon his return. He is currently out of the country on vacation, and we haven't discussed any remedies to the situation.

I look forward to hearing from you. My phone number is 352-622-1069. My address is : 5551 N.E. 2<sup>nd</sup> Lane, Ocala, Florida 34470.

Kindest regards,

A handwritten signature in cursive script that reads "Jimmy Bowden". The signature is written in black ink and is positioned above the printed name.

Jimmy Bowden