

REVISIONS	NO.	DATE

DATE: FEBRUARY 13, 2013  
 DRAWN BY: LMM  
 CHECKED BY: LP  
 JOB NUMBER: 23398  
 SCALE: 1/20



**N-41 (2013)**  
 ARMSTRONG RALPH AND JUDY S  
 825 York Ave  
 Atlanta, GA 30310  
 Phone 404-753-9222  
 KayWeather Enterprises, Inc

PROJECT DESCRIPTION  
 6561 GORDON HILL DRIVE SW  
 MARLETON, GA, 30126  
 PARCEL ID: 18029800190  
 COBB COUNTY, GEORGIA

SITE PLAN

C2

COBB COUNTY GEORGIA  
 FILED IN OFFICE

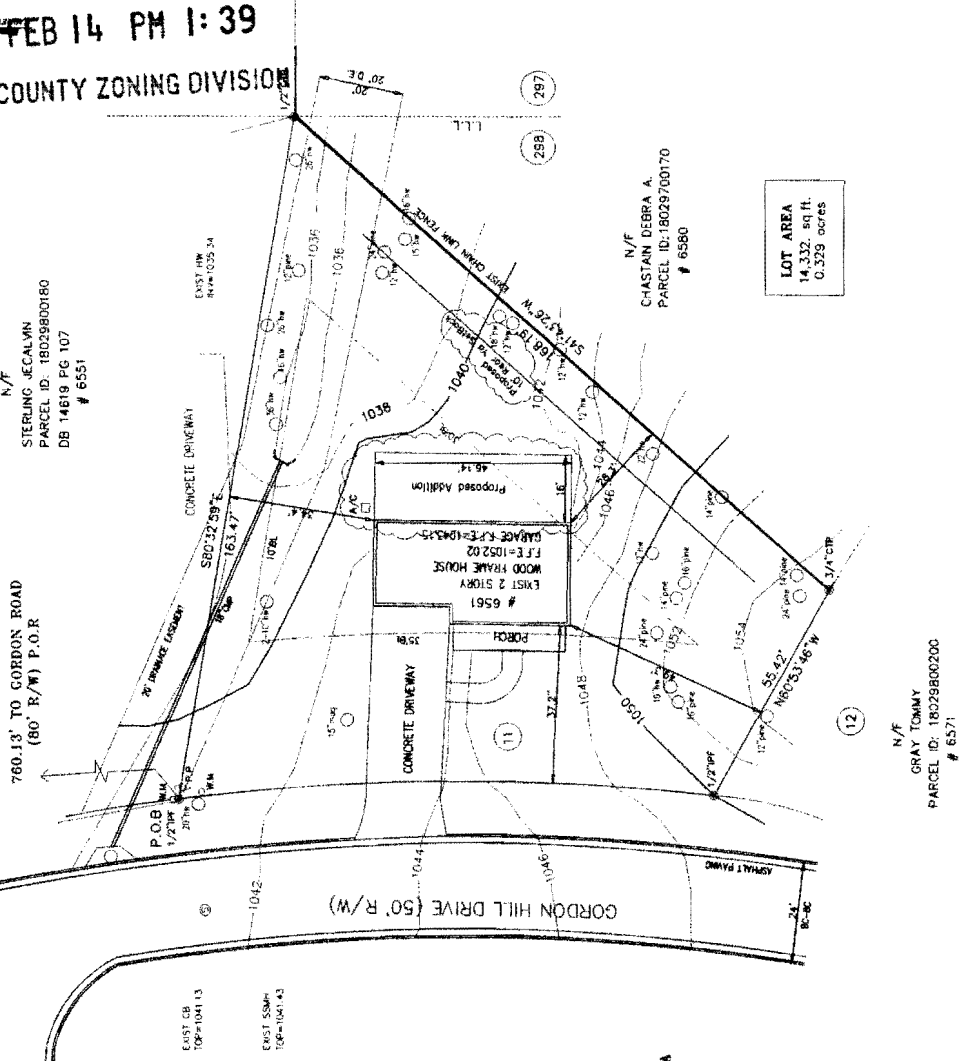
2013 FEB 14 PM 1:39  
 COBB COUNTY ZONING DIVISION

INSTRUMENT USED:  
 NIKON 07M-520 TOTAL STATION

FLOOD STATEMENT  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13087002160 DATE 12/16/2008  
 REFERENCE USE-PLAT BOOK 66 PG 18

**SURVEYORS' NOTES**

1. STAKE, SANTIARY SIGN, AND OTHER BRASS UTILITIES MAY HAVE BEEN PAPER OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREIN AND BASED ON ABOVE. ABOVE-GROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BURIED UTILITIES MAY BE FOUND. NO LIABILITY WILL BE ASSUMED BY THE SURVEYOR FOR UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INTERPRETATION OF RECORDS, RECORDS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECITATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.



PHASE 1  
 GORDON HILL ESTATES  
 PLAT BOOK 66, PAGE 18

**APPLICANT:** Lee M. Mayweather  
**PHONE:** 404-753-9222  
**REPRESENTATIVE:** Lee M. Mayweather  
**PHONE:** 404-753-9222  
**TITLEHOLDER:** Ralph D. Armstrong and Judy S. Armstrong

**PETITION No.:** V-41  
**DATE OF HEARING:** 04-10-13  
**PRESENT ZONING:** RD  
**LAND LOT(S):** 298  
**DISTRICT:** 18  
**SIZE OF TRACT:** 0.33 acre  
**COMMISSION DISTRICT:** 4

**PROPERTY LOCATION:** On the east side of Gordon Hill Drive, south of Gordon Valley Lane  
(6561 Gordon Hill Drive).

**TYPE OF VARIANCE:** 1) Waive the front setback from the required 35 feet to 28 feet; and 2) waive the rear setback from the required 25 feet to 10 feet.

**OPPOSITION:** No. **OPPOSED** \_\_\_\_\_ **PETITION No.** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**BOARD OF APPEALS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_  
**STIPULATIONS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Lee M. Mayweather

**PETITION No.:**

V-41

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated. The minimum finished floor elevation must be at least equal to the existing basement elevation to meet Flood Damage Prevention Ordinance requirements.

**HISTORIC PRESERVATION:** After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

**DESIGN GUIDELINES:** No comment.

**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict.

**SEWER:** No conflict.

**APPLICANT:** Lee M. Mayweather

**PETITION No.:** \_\_\_\_\_

V-41

\*\*\*\*\*

**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-41



RM-12

Gordon Hills Ct

Gordon Hills Dr

RD

Site

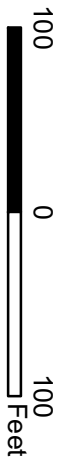
GC

R-20

Gordon Woods Dr  
Carriage Dr

R-15

This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary  
Zoning Boundary

COBB COUNTY GEORGIA Application for Variance  
FILED IN OFFICE  
Cobb County

2013 FEB 14 PM 1:39

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-41  
Hearing Date: 4/16/13

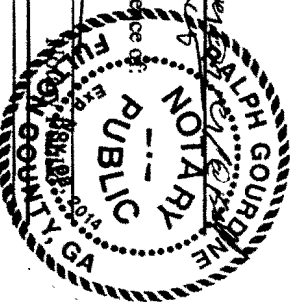
Applicant LEE M. MAGUIRE Phone # 404 753 9222 E-mail Maguirelee@att.net

LEE M. Maguire Address 875 York Ave NE, GA 30310  
(representative's name, printed) (street, city, state and zip code)

Lee M. Maguire Phone # 404 753 9222 E-mail Maguirelee@att.net  
(representative's signature) (street, city, state and zip code)

My commission expires: 11/8/14

Signed, sealed and delivered in presence of:  
Russ Ford

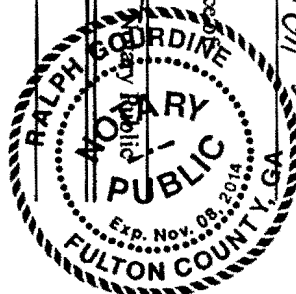


Titleholder ~~Lee M. Maguire~~ Lee M. Maguire Phone # 770-739-1995 E-mail Rarrstone@icloud.net

Signature Lee M. Maguire Address: 6561 Cordoe Hill Dr Marietta GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 11/8/14

Signed, sealed and delivered in presence of:  
Russ Ford



Present Zoning of Property AD

Location 6561 Gordon Hill Drive  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 298 District 18 <sup>th</sup> Size of Tract 0.329 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property \_\_\_\_\_ Shape of Property  Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.  
By Following The Normal Terms of The Ordinance The Owner Would Only Be Able To Construct A Wide Shape Addition At The Rear of The Existing House. A Review of The Survey indicates That The Rear of Rear Yd S setback Agency Encroaches into the Back Corner of the Existing House. Without Some Relief from the Ordinance The Owner could Not Build His Proposed Addition.

List type of variance requested: The Owner is Requesting A Reduction in The Rear Yd Set Back From 30ft to 10ft.