

Plan of Retraiment Survey For

# BILLY DANIEL CAUGHRON MARY LOU CAUGHRON

LOCATED IN LAND LOT 1138, 19TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA

BEING LOT 6, SOUTH COBB HEIGHTS SUBDIVISION,  
P.B. 22, PG. 146

2320 CLAY ROAD

AREA = 0.459 ACRES  
(19,978 SQ. FT.)

V-7  
(2015)

SOUTH COBB HEIGHTS SUBDIVISION EXTENSION NO. 1  
P.B. 26, PG. 7

- ADDITIONAL SURVEY REFERENCES:**
- FINAL PLAT OF SOUTH COBB HEIGHTS SUBDIVISION PREPARED BY ROBERT T. WEAVER, RLS NO. 886 DATED FEBRUARY 28, 1980 RECORDED IN P.B. 22, PG. 146.
  - FINAL PLAT OF SOUTH COBB HEIGHTS SUBDIVISION EXTENSION NO. 1 PREPARED BY ROBERT T. WEAVER, RLS NO. 886 DATED FEBRUARY 1982 RECORDED IN P.B. 26, PG. 7.

TECHNICAL DATA  
TRANSVERSE PRECISION: 1/4" = 30'  
ANGLE ERROR: 2 SEC. PER ANG.  
SURVEY ADJUSTMENT: LEAST SQUARES  
PLAT PRECISION: 1/2000  
ALL DISTANCES ARE GROUND DISTANCES

**SURVEY NOTES:**

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE MATTERS AFFECTING TITLE THAT ARE NOT SHOWN.

THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY, NOR PROVIDED TO THIS FIRM AS TO ANY ZONING CONDITIONS ASSOCIATED WITH THE SUBJECT PROPERTY.

THERE IS A 36" NON-ORTHOGRAPHIC SUBSURFACE WATER STREAM(S) AND A 30" NON-ORTHOGRAPHIC WATER TRIBUTARY ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFER PLACED ON THE PROPERTY AS A RESULT OF SUCH REGULATIONS. ANY DISTURBANCE SHOULD BE CONTACTED BEFORE BEGINNING ANY DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR ENCLAVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CLARIFIED BY COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

**ZONING NOTE:**

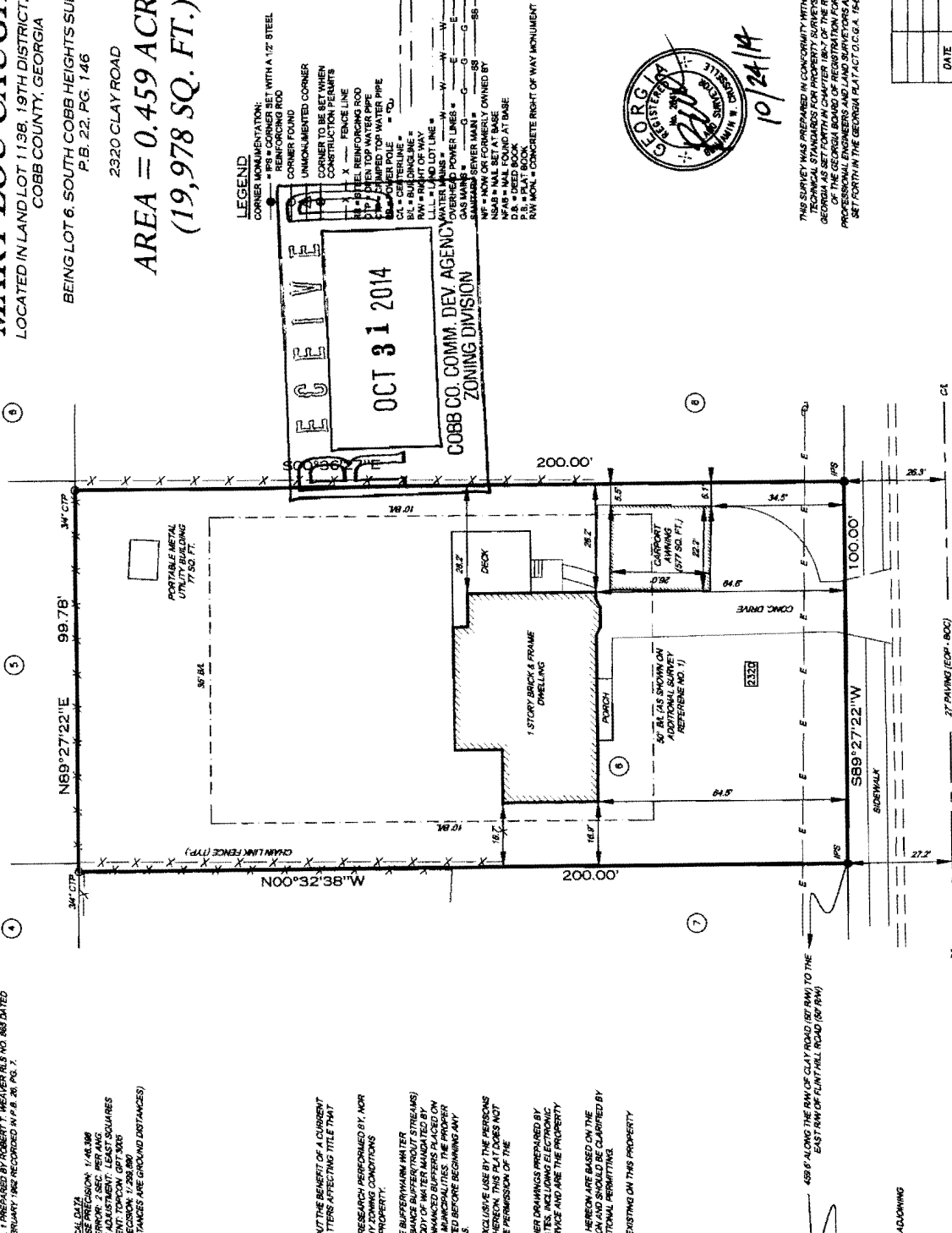
SUBJECT PROPERTY AND ALL ADJACENT PROPERTY IS ZONED R-35.

FRONT: 40'  
SIDE: 10'  
REAR: 35'

**FLOOD STATEMENT**

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 1587C0000H FOR THE SUBJECT PROPERTY AND I CERTIFY THAT THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO BE IN ZONES "X".

"X" AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.



- LEGEND**
- CORNER MONUMENTATION:
    - PS = CAST IRON PIPE
    - REINFORCING ROD
    - UNMONUMENTED CORNER
    - CORNER TO BE SET WHEN CONSTRUCTION FEATURES
    - X = FENCE LINE
    - = STEEL REINFORCING ROD
    - = OPEN TOP WATER PIPE
    - = CHAMPED TOP WATER PIPE
    - = CENTERLINE
    - = BOUNDARY LINE
    - BL = BUILDING LINE
    - RW = RIGHT OF WAY
    - = EASEMENT
    - = LOT LINE
    - = UTILITY
    - = OVERHEAD POWER LINE
    - = GAS MAIN
    - = SANITARY SEWER MAIN
    - = OWNED BY
    - NSAS = NAIL SET AT BASE
    - D.S. = DEED BOOK
    - RW MON. = CONCRETE RIGHT OF WAY MONUMENT



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 50 OF THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-87.

DATE	DESCRIPTION REVISIONS



**THE RUSSELLE COMPANY**  
PROFESSIONAL LAND SURVEYORS  
1505 W. BURNING WOOD DRIVE  
MARIETTA, GEORGIA 30067  
PHONE: (770) 443-8800  
FAX: (770) 443-8803  
E-MAIL: BENG@RUSSELLE.COM  
RUSSELLE@RUSSELLE.COM  
FIELD SURVEY DATE: 10/17/14  
SCALE: 1" = 20'



CLAY ROAD  
(50' R/W)

**APPLICANT:** Billy Daniel and Mary Lou Caughron

**PETITION No.:** V-7

**PHONE:** 770-948-3938

**DATE OF HEARING:** 01-14-2015

**REPRESENTATIVE:** Billy Daniel and Mary Lou Caughron

**PRESENT ZONING:** R-20

**PHONE:** 770-948-3938

**LAND LOT(S):** 1138

**TITLEHOLDER:** Billy Daniel Caughron and Mary Lou Caughron

**DISTRICT:** 19

**PROPERTY LOCATION:** On the north side of Clay Road, east of Flint Hill Road

**SIZE OF TRACT:** 0.46 acre

(2320 Clay Road).

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (577 square foot carport awning) to the front of the principal structure, 2) waive the front setback for an accessory structure over 144 square feet (577 square foot carport awning) from the required 50 feet to 34.5 feet; 3) waive the side setback for an accessory structure over 144 square feet (577 square foot carport awning) from the required 10 feet to 5.5 feet adjacent to the eastern property line; and 4) waive the minimum lot size from the required 20,000 square feet to 19,978 square feet.

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

**BOARD OF APPEALS DECISION**

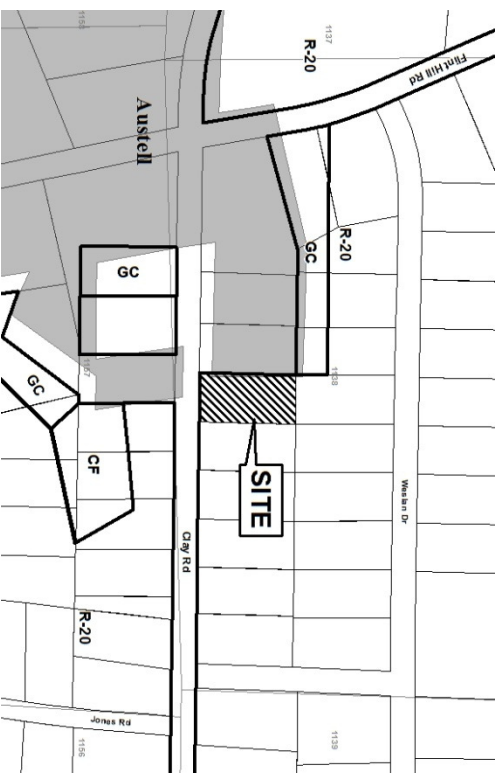
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** Billy Daniel and Mary Lou  
Caughron

**PETITION No.:** V-7

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**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 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 apparent adverse stormwater management issues were observed or are anticipated.

**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:** Billy Daniel and Mary Lou  
Caughron

**PETITION No.:**

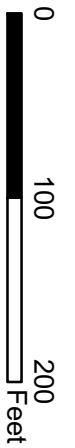
V-7

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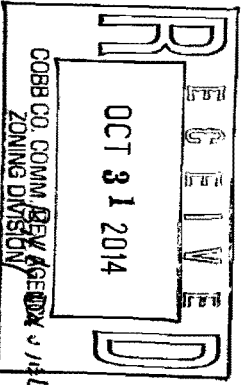
**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



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



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

(type or print clearly)

Application No. V-7  
Hearing Date: 1-14-15

Applicant Mary Lee Coughran Phone # 770-948-3938 E-mail \_\_\_\_\_  
Billy David Coughran Address 2320 Clay Rd Austell GA 30106  
Mary Lee Coughran (street, city, state and zip code)  
(representative's name, printed)  
Mary Lee Coughran  
(representative's signature)

My commission expires: 9/3/16 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Titleholder Billy David Coughran Address 2320 Clay Rd Austell GA 30106  
Mary Lee Coughran (street, city, state and zip code)  
E-mail # 770-948-3938 E-mail \_\_\_\_\_

Signature Mary Lee Coughran (attach additional signatures, if needed)  
Mary Lee Coughran

My commission expires: 9/3/16 Signed, sealed and delivered in presence of: \_\_\_\_\_  
Notary Public

Present Zoning of Property R-2c

Location 2320 Clay Rd Austell GA 30106  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 1/38 District 19 Size of Tract 0.459 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 A

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 (If applying for Backyard Chickens pursuant to Sec.134-94(A), then leave this part blank).

WE HAVE OWNED this home for 49 years About 15 years ago  
I became disabled so we had the carpet built so I could  
get in and out of the car in bad weather. We did not know the  
you could not have a carpet in the front until we received the  
notice of violation on 10-06-2014

List type of variance requested: THAT THE CARPET BE ALLOWED TO STAY  
IN THE FRONT OF THE HOUSE