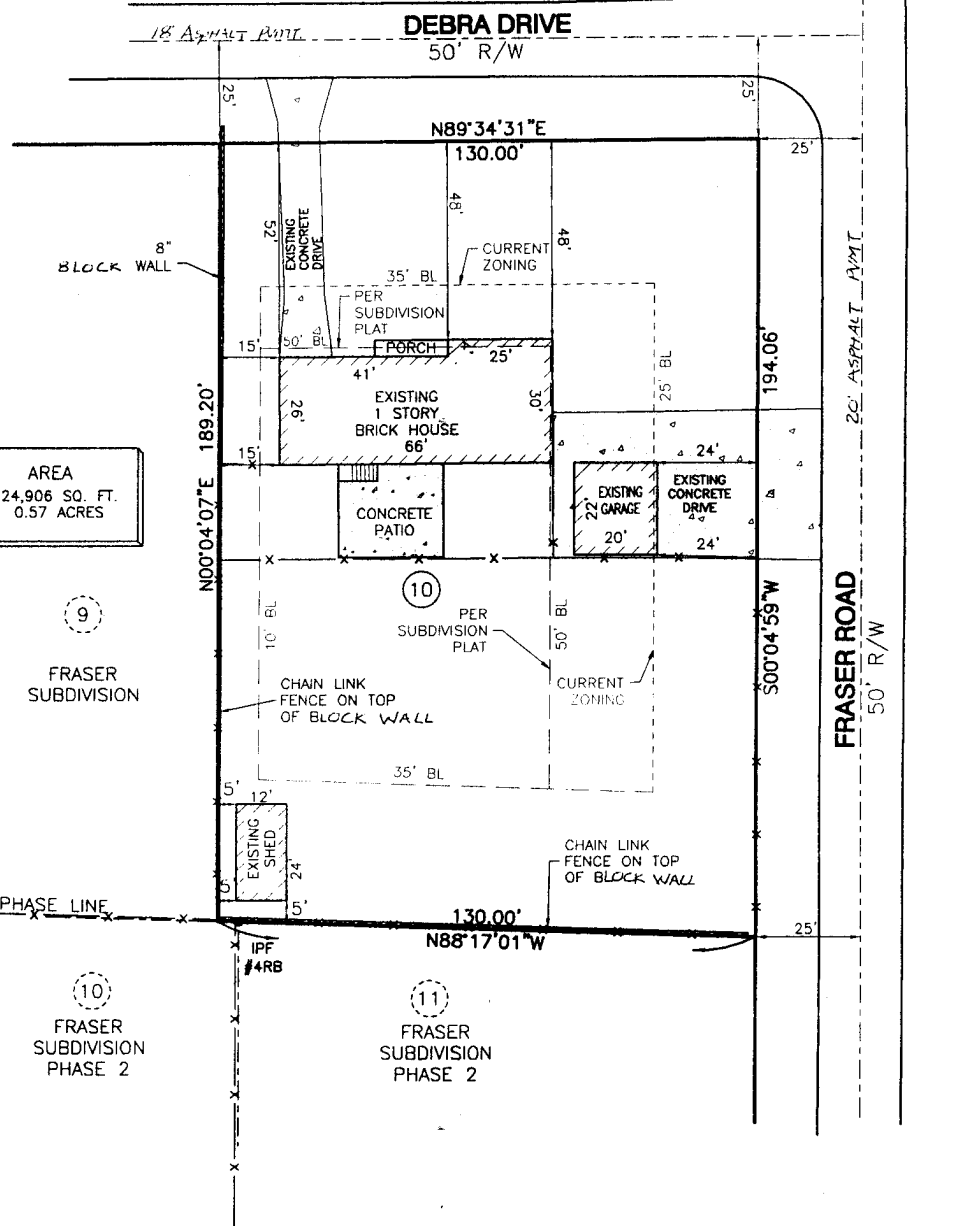


V-27  
(2009)

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600.

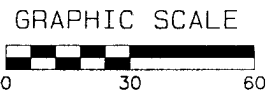


AREA  
24,906 SQ. FT.  
0.57 ACRES

9  
FRASER  
SUBDIVISION

10  
FRASER  
SUBDIVISION  
PHASE 2

11  
FRASER  
SUBDIVISION  
PHASE 2



720 DEBRA DRIVE  
MARIETTA, GA 30066



SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP"  
COMMUNITY NUMBER 130052  
PAGE 440 DATED 12-18-2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

REFERENCE PLAT:  
BOOK 17, PAGE 114

ALL MATTERS OF TITLE ARE  
EXCEPTED.

VARIANCE PLAT FOR

**JAMES LEE CONGER &  
ALLINE CAROLINE CONGER**

SUBD. FRASER	
LOT- 10	BLOCK- E UNIT-
LAND LOT- 638	
DISTRICT- 16	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 2-11-09	SCALE 1"= 60'
DRAWN BY: PKC	CHECKED BY:
REVISED-	B 10-09

**APPLICANT:** James Lee Conger **PETITION NO.:** V-27  
**PHONE:** 770-427-3177 **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** R-20  
**PHONE:** same **LAND LOT(S):** 638  
**PROPERTY LOCATION:** Located at the southwest **DISTRICT:** 16  
intersection of Debra Drive and Fraser Road **SIZE OF TRACT:** .57 acre  
(720 Debra Drive). **COMMISSION DISTRICT:** 3

**TYPE OF VARIANCE:** 1) Allow an existing carport (440 square foot detached) to be closer to the side street than the primary structure; 2) waive the major side setback for an accessory structure (existing carport) from the required 25 feet to 24 feet; 3) waive the side setback adjacent to the west property line for an accessory structure over 144 square feet (existing 288 square foot shed) from the required 10 feet to 5 feet; and 4) waive the rear setback for an accessory structure over 144 square feet (existing 288 square foot shed) from the required 35 feet to 5 feet.

**COMMENTS**

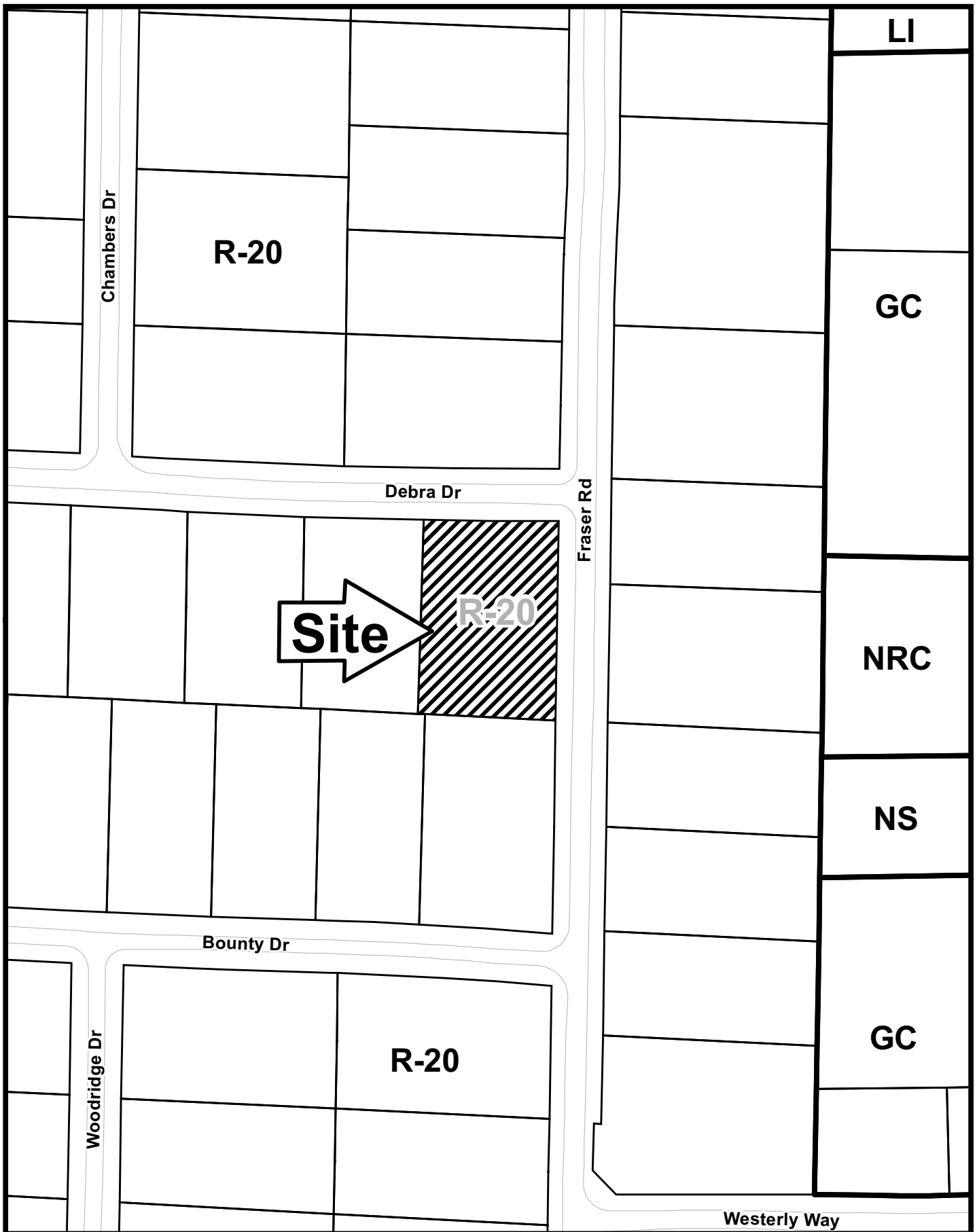
**TRAFFIC:** This request will not have an adverse impact on traffic.  
**DEVELOPMENT & INSPECTIONS:** No comment.  
**STORMWATER MANAGEMENT:** The shed and carport appear to have been in place for quite awhile without any adverse runoff impacts.  
**HISTORIC PRESERVATION:** After examining Civil War 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.  
**CEMETERY PRESERVATION:** No comment.  
**WATER:** No conflict.  
**SEWER:** No conflict.

**OPPOSITION:** NO. OPPOSED **PETITION NO.**            **SPOKESMAN**           

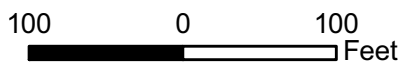
**BOARD OF APPEALS DECISION**  
**APPROVED**            **MOTION BY**             
**REJECTED**            **SECONDED**             
**HELD**            **CARRIED**             
**STIPULATIONS:**             
            
          





# V-27



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-27  
Hearing Date: 4-8-09

Applicant James Lee Conger  
~~Alline Caroline Conger~~ Business Phone 1 N/A Home Phone 770-427-3177  
None Address 1 N/A  
(representative's name, printed) (street, city, state and zip code)

James Lee Conger Business Phone 1 N/A Cell Phone N/A  
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: Notary Public, Cobb County, Georgia  
My Commission Expires February 3, 2011

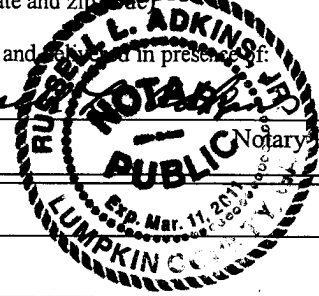
[Signature]  
Notary Public

Titleholder James Lee Conger  
Alline Caroline Conger Business Phone 1 N/A Home Phone 770-427-3177

Signature James Lee Conger Address: 1 720 Debra Dr. Marietta, GA 30066  
(attach additional signatures, if needed) (street, city, state and zip code)  
Alline Caroline Conger

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires: 1 03/11/2011



Present Zoning of Property R-20  
Location 720 DEBRA DRIVE  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 35 638 District 16 Size of Tract \_\_\_\_\_ 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.

1 Cost/Labor For removal. METAL CARPORT OR COVERALL WAS INSTALLED IN MAY OF 1999. DID NOT KNOW WE NEEDED A VARIANCE  
NO NEIGHBORS OBJECT

List type of variance requested: TO ALLOW METAL CARPORT OR COVERALL TO REMAIN. ALLOW AN EXISTING CARPORT CLOSER TO SIDE STREET THAN PRIMARY RESIDENCE.

See Exhibit "A" for photos

