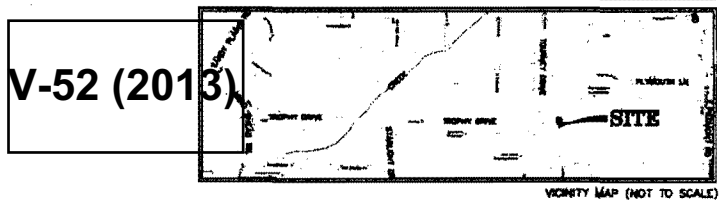


LEGEND:

1	Proposed
2	Existing
3	Proposed
4	Proposed
5	Proposed
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99	Proposed
100	Proposed

DENNIS KEY
 2082 TOURNEY DRIVE
 LAND LOT 701, 15th DISTRICT
 COBB COUNTY, GEORGIA
 EXISTING ZONING: R-20
 PIN: 16070100800
 LOTS 71-73
 81,314 Sq Ft
 1.07 AC

TOTAL AREA
 82,751 Sq Ft
 1.90 AC

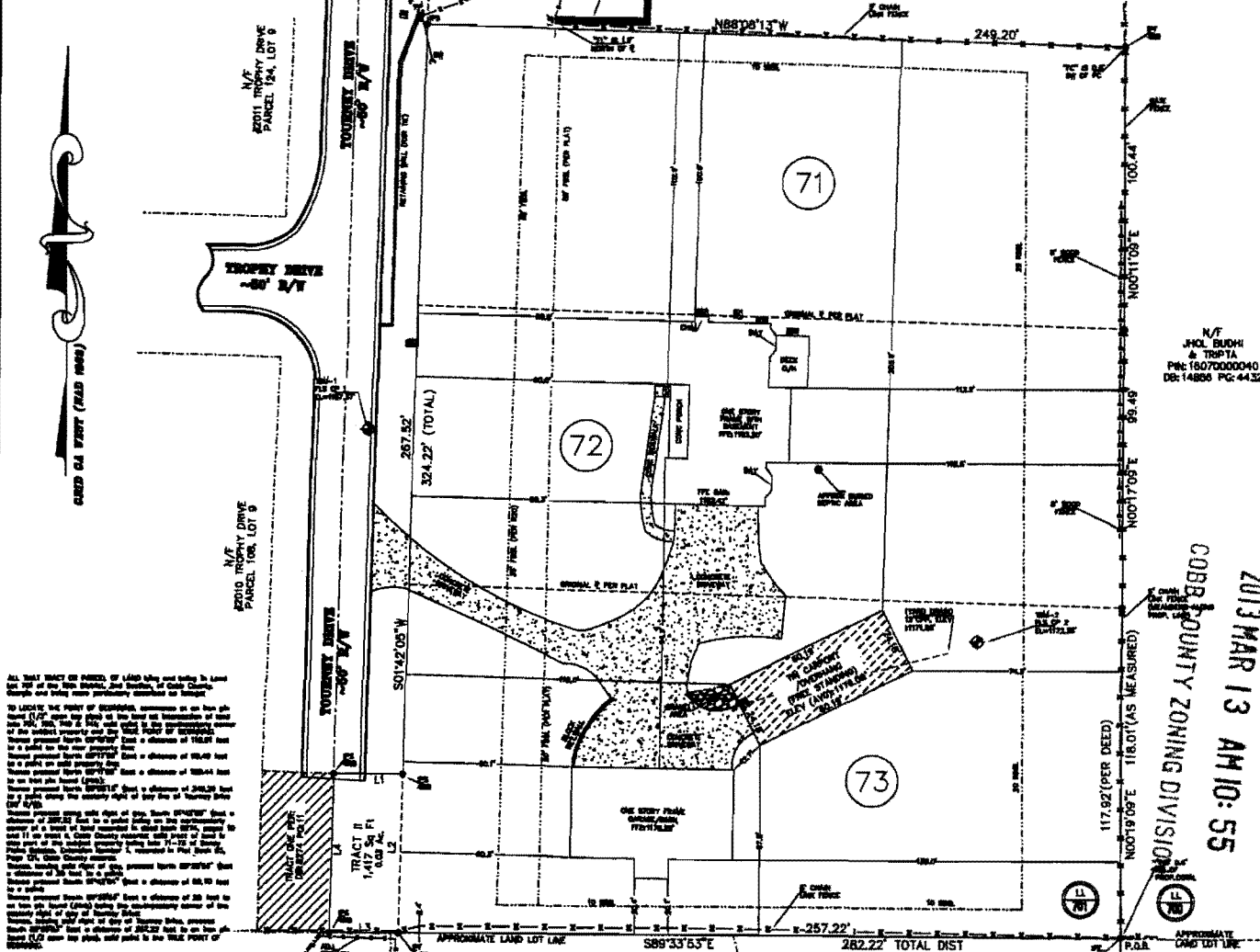


GENERAL NOTES:

1. Applicant represents the proposed plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
2. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
3. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
4. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
5. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
6. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
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9. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.
10. The applicant warrants that the plat, map, or subdivision is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.

TRACT II CALL CHART

LINE	LENGTH	BEARING
L1	249.20'	N88°08'11"W
L2	100.44'	N00°11'09"E
L3	95.48'	N00°17'05"E
L4	117.92'	N00°19'09"E
L5	118.01'	N00°17'05"E
L6	282.22'	S89°33'53"E
L7	287.52'	S01°42'05"W
L8	324.22'	S01°42'05"W
L9	249.20'	N88°08'11"W



All that tract or parcels of land shown on this plat are being subdivided into lots, blocks, or other divisions of land for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.

TO LOCATE THE POINT OF BEGINNING, COMMENCEMENT OR END OF THE PLAT, THE SURVEYOR HAS PLACED A CONCRETE MONUMENT AT THE POINT OF BEGINNING, COMMENCEMENT OR END OF THE PLAT. THE MONUMENT IS A CONCRETE MONUMENT WITH A DIAMETER OF 100.00 MM. THE MONUMENT IS PLACED AT THE POINT OF BEGINNING, COMMENCEMENT OR END OF THE PLAT. THE MONUMENT IS A CONCRETE MONUMENT WITH A DIAMETER OF 100.00 MM. THE MONUMENT IS PLACED AT THE POINT OF BEGINNING, COMMENCEMENT OR END OF THE PLAT.

RESIDENTIAL
 COBB COUNTY - R-20

CURRENT ZONING:
 R-20

FRONT SETBACK= 35'
SIDE SETBACK= 10'
MAJOR SIDE SETBACK= 25'/30'
REAR SETBACK= 35'

GRAPHIC SCALE

1" = 20'

FRONTLINE
 SURVEYING & ENGINEERING, INC.

3095 Canton Road
 Suite 116, PMB 272
 Marietta, GA 30066
 Ph: (678) 355-9805
 Fax: (678) 355-9805

DATE: 03/07/13
 SCALE: 1" = 20'

NOTE OF INTENT:

I, DENNIS KEY, do hereby certify that the location of the point of beginning, commencement or end of the plat is as shown on this plat. I warrant that the plat is for the purpose of the subdivision of land and is not intended to be a conveyance of any interest in the land.

SURVEY REFERENCES:

SUBJECT DEED BOOK 1088 PAGE 1002 (MARIETTA DEED, YEAR 2000)
 (CLAIM LOTS 71-73 & 74 OF SANDY PLAINS ESTATES, EXT. NO. 1)
 SUBJECT DEED BOOK 1088 PAGE 1002 (MARIETTA DEED, YEAR 2000)
 SUBJECT DEED BOOK 1088 PAGE 1002 (MARIETTA DEED, YEAR 2000)
 SUBJECT DEED BOOK 1088 PAGE 1002 (MARIETTA DEED, YEAR 2000)

COBB COUNTY ZONING DIVISION

2013 MAR 13 AM 10:55

COBB COUNTY GEORGIA
 FILED IN OFFICE

APPLICANT: Dennis Key
PHONE: 770-363-3352
REPRESENTATIVE: Dennis Key
PHONE: 770-363-3352
TITLEHOLDER: Dennis L. Key and Lynn D. Key
PROPERTY LOCATION: On the east side of
Tourney Drive, east of Trophy Drive
(2082 Tourney Drive).

PETITION No.: V-52
DATE OF HEARING: 05-08-13
PRESENT ZONING: R-20
LAND LOT(S): 701
DISTRICT: 16
SIZE OF TRACT: 1.90 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the setback for an accessory structure over 650 square feet (existing approximately 1,940 square foot "one story frame garage/barn") from the required 100 feet to 60 feet from the western property line and 20 feet from the southern property line; 2) waive the setback for an accessory structure over 650 square feet (existing approximately 1,456 square foot "tin carport/overhang") from the required 100 feet to 67 feet from the southern property line and 74 feet from the eastern property line; 3) allow an accessory structure (existing approximately 1,940 square foot "one story frame garage/barn") to the side of the principal building; and 4) allow an accessory structure (approximately 1,456 square foot "tin carport/overhang") to the side of the principal building.

OPPOSITION: No. OPPOSED _____ PETITION No. _____ SPOKESMAN _____

BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Dennis Key

PETITION No.: V-52

COMMENTS

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

DEVELOPMENT & INSPECTIONS: Notice of Violation was issued on 2-20-13 for building without a permit. Building permit will be required for carport.

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 impacts were observed.

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.

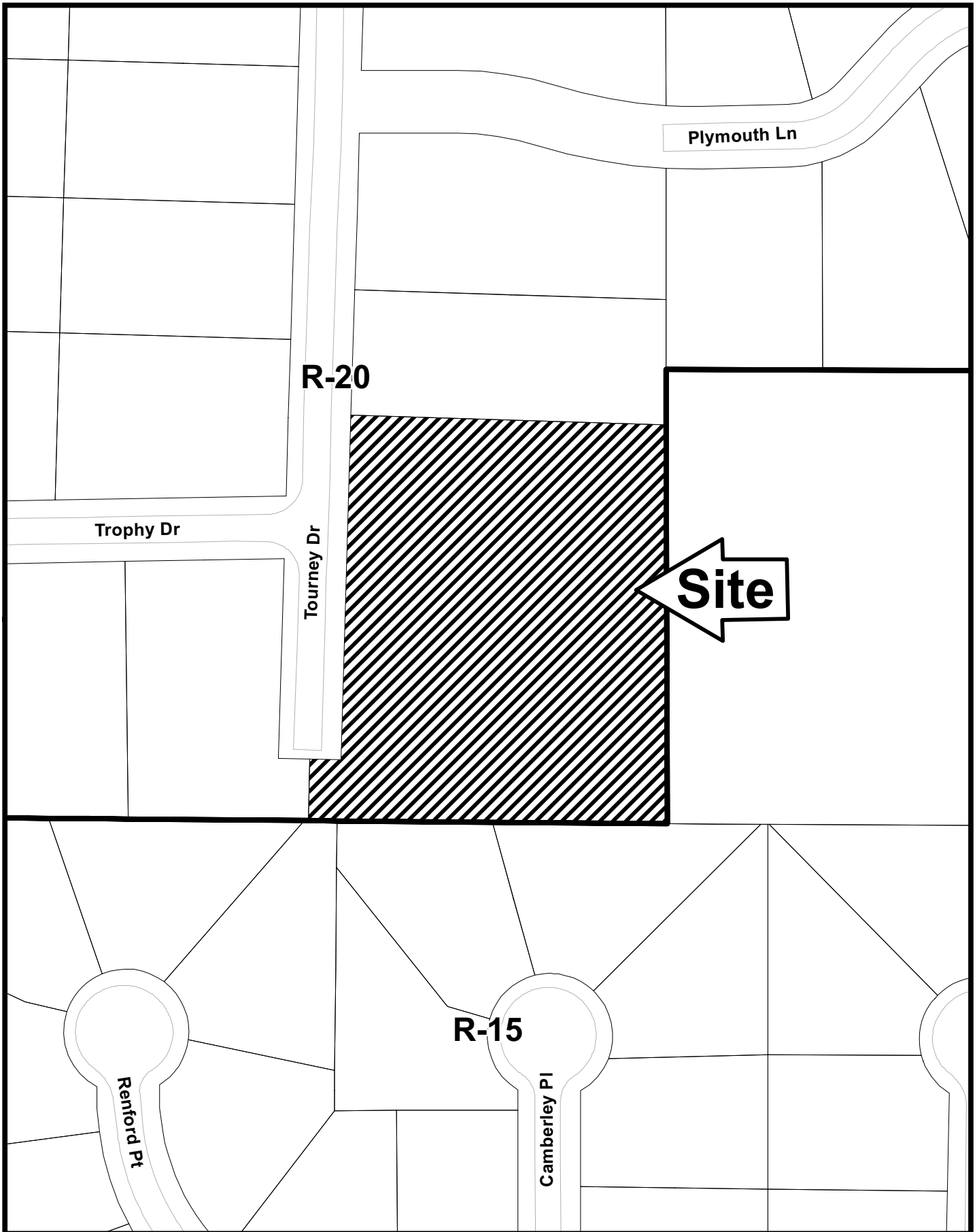
WATER: No conflict.

SEWER: No conflict.

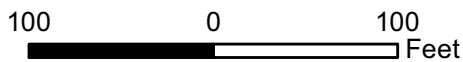
APPLICANT: Dennis Key **PETITION No.:** V-52



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-52



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

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 MAR 13 AM 10:54

COBB COUNTY ZONING DIVISION

(type or print clearly)

Application No. V-52
Hearing Date: 5/8/13

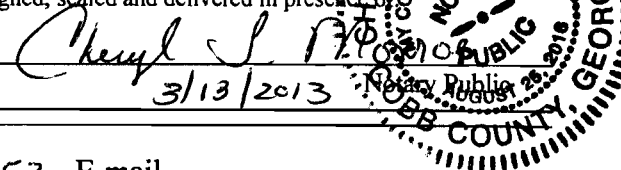
Applicant Dennis Key Phone # 770-363-3352 E-mail _____

Address 2082 TOURNEY DR. MARIETTA GA 3006
(representative's name, printed) (street, city, state and zip code)

Phone # _____ E-mail _____
(representative's signature)

Signed, sealed and delivered in presence of

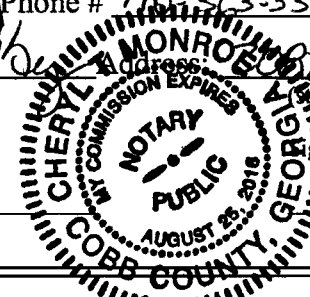
My commission expires: August 25, 2014



Titleholder Dennis L. Key & Lynn D. Key Phone # 770-363-3352 E-mail _____

Signature Dennis L. Key Lynn D. Key Address 2082 TOURNEY DR. MARIETTA GA 30062
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 8/25/2014



Signed, sealed and delivered in presence of

Cheryl S. Monroe 3/13/2013 Notary Public

Present Zoning of Property R-20

Location 2082 TOURNEY DR.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 701 District 16th Size of Tract 1.9 AC. 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 see below

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.

The existing DETACHED STRUCTURE WAS CONSTRUCTED NOT BEHIND THE EXISTING HOUSE BECAUSE OF THE LOCATION OF THE EXISTING SEPTIC SYSTEM AND FILL LINES AS WELL AS THE SLOPING TOPOGRAPHY IN THE REAR OF HOUSE.

The existing structure WAS there for 10 yrs.

List type of variance requested: To allow the FREE STANDING CAR-port cover to remain in front of the rear plane of house and to allow for its existing size of structure to park my CAMPER AND TRAILERS IN.