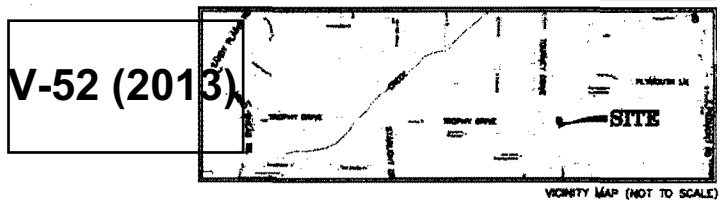


VIRGINIA SURVEYING FIRM
DENNIS KEY
2082 TOURNEY DRIVE
LAND LOT 701, 15th DISTRICT
COBB COUNTY, GEORGIA
CITY OF ZIPING # R-20
PHONE: 16070100800
LOTS 71-73
81,314 Sq Ft
1.67 AC.
TOTAL AREA
82,751 Sq Ft
1.90 AC.



LEGEND:

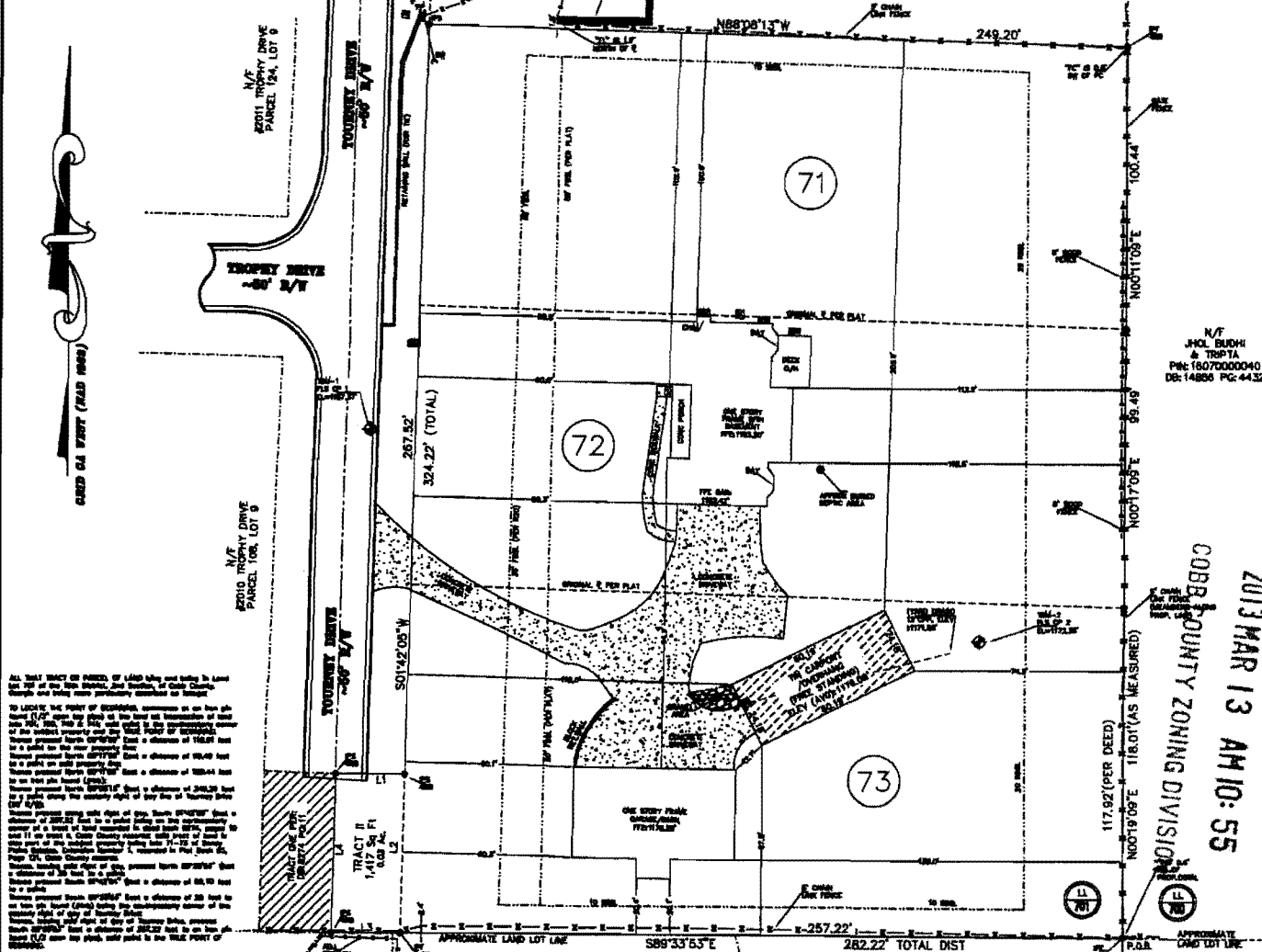
Property boundary	Unimproved land	Right-of-way	Water	Other
...

GENERAL NOTES:

- The information contained herein is based on the records of the Department of Professional Regulation, Georgia, and the records of the Cobb County Board of County Commissioners. It is not intended to constitute a warranty, representation or guarantee of any kind.
- The survey was conducted in accordance with the provisions of the Georgia Surveying and Mapping Act of 1991, as amended.
- ...

TRACT II CALL CHART

LINE	LENGTH	BEARING
L1	262.22'	S89°33'53"E
L2	117.92'	S00°17'05"E
L3	287.52'	S01°42'05"W
L4	324.22'	S01°42'05"W
L5	249.20'	N88°08'13"W
L6	100.44'	N00°11'05"E
L7	95.49'	N00°17'05"E
L8	118.01'	N00°19'06"E
L9	282.22'	S89°33'53"E
L10	117.92'	S00°17'05"E
L11	287.52'	S01°42'05"W
L12	324.22'	S01°42'05"W
L13	249.20'	N88°08'13"W
L14	100.44'	N00°11'05"E
L15	95.49'	N00°17'05"E
L16	118.01'	N00°19'06"E
L17	282.22'	S89°33'53"E
L18	117.92'	S00°17'05"E
L19	287.52'	S01°42'05"W
L20	324.22'	S01°42'05"W
L21	249.20'	N88°08'13"W
L22	100.44'	N00°11'05"E
L23	95.49'	N00°17'05"E
L24	118.01'	N00°19'06"E
L25	282.22'	S89°33'53"E
L26	117.92'	S00°17'05"E
L27	287.52'	S01°42'05"W
L28	324.22'	S01°42'05"W
L29	249.20'	N88°08'13"W
L30	100.44'	N00°11'05"E
L31	95.49'	N00°17'05"E
L32	118.01'	N00°19'06"E
L33	282.22'	S89°33'53"E
L34	117.92'	S00°17'05"E
L35	287.52'	S01°42'05"W
L36	324.22'	S01°42'05"W
L37	249.20'	N88°08'13"W
L38	100.44'	N00°11'05"E
L39	95.49'	N00°17'05"E
L40	118.01'	N00°19'06"E
L41	282.22'	S89°33'53"E
L42	117.92'	S00°17'05"E
L43	287.52'	S01°42'05"W
L44	324.22'	S01°42'05"W
L45	249.20'	N88°08'13"W
L46	100.44'	N00°11'05"E
L47	95.49'	N00°17'05"E
L48	118.01'	N00°19'06"E
L49	282.22'	S89°33'53"E
L50	117.92'	S00°17'05"E
L51	287.52'	S01°42'05"W
L52	324.22'	S01°42'05"W
L53	249.20'	N88°08'13"W
L54	100.44'	N00°11'05"E
L55	95.49'	N00°17'05"E
L56	118.01'	N00°19'06"E
L57	282.22'	S89°33'53"E
L58	117.92'	S00°17'05"E
L59	287.52'	S01°42'05"W
L60	324.22'	S01°42'05"W
L61	249.20'	N88°08'13"W
L62	100.44'	N00°11'05"E
L63	95.49'	N00°17'05"E
L64	118.01'	N00°19'06"E
L65	282.22'	S89°33'53"E
L66	117.92'	S00°17'05"E
L67	287.52'	S01°42'05"W
L68	324.22'	S01°42'05"W
L69	249.20'	N88°08'13"W
L70	100.44'	N00°11'05"E
L71	95.49'	N00°17'05"E
L72	118.01'	N00°19'06"E
L73	282.22'	S89°33'53"E
L74	117.92'	S00°17'05"E
L75	287.52'	S01°42'05"W
L76	324.22'	S01°42'05"W
L77	249.20'	N88°08'13"W
L78	100.44'	N00°11'05"E
L79	95.49'	N00°17'05"E
L80	118.01'	N00°19'06"E
L81	282.22'	S89°33'53"E
L82	117.92'	S00°17'05"E
L83	287.52'	S01°42'05"W
L84	324.22'	S01°42'05"W
L85	249.20'	N88°08'13"W
L86	100.44'	N00°11'05"E
L87	95.49'	N00°17'05"E
L88	118.01'	N00°19'06"E
L89	282.22'	S89°33'53"E
L90	117.92'	S00°17'05"E
L91	287.52'	S01°42'05"W
L92	324.22'	S01°42'05"W
L93	249.20'	N88°08'13"W
L94	100.44'	N00°11'05"E
L95	95.49'	N00°17'05"E
L96	118.01'	N00°19'06"E
L97	282.22'	S89°33'53"E
L98	117.92'	S00°17'05"E
L99	287.52'	S01°42'05"W
L100	324.22'	S01°42'05"W
L101	249.20'	N88°08'13"W
L102	100.44'	N00°11'05"E
L103	95.49'	N00°17'05"E
L104	118.01'	N00°19'06"E
L105	282.22'	S89°33'53"E
L106	117.92'	S00°17'05"E
L107	287.52'	S01°42'05"W
L108	324.22'	S01°42'05"W
L109	249.20'	N88°08'13"W
L110	100.44'	N00°11'05"E
L111	95.49'	N00°17'05"E
L112	118.01'	N00°19'06"E
L113	282.22'	S89°33'53"E
L114	117.92'	S00°17'05"E
L115	287.52'	S01°42'05"W
L116	324.22'	S01°42'05"W
L117	249.20'	N88°08'13"W
L118	100.44'	N00°11'05"E
L119	95.49'	N00°17'05"E
L120	118.01'	N00°19'06"E
L121	282.22'	S89°33'53"E
L122	117.92'	S00°17'05"E
L123	287.52'	S01°42'05"W
L124	324.22'	S01°42'05"W
L125	249.20'	N88°08'13"W
L126	100.44'	N00°11'05"E
L127	95.49'	N00°17'05"E
L128	118.01'	N00°19'06"E
L129	282.22'	S89°33'53"E
L130	117.92'	S00°17'05"E
L131	287.52'	S01°42'05"W
L132	324.22'	S01°42'05"W
L133	249.20'	N88°08'13"W
L134	100.44'	N00°11'05"E
L135	95.49'	N00°17'05"E
L136	118.01'	N00°19'06"E
L137	282.22'	S89°33'53"E
L138	117.92'	S00°17'05"E
L139	287.52'	S01°42'05"W
L140	324.22'	S01°42'05"W
L141	249.20'	N88°08'13"W
L142	100.44'	N00°11'05"E
L143	95.49'	N00°17'05"E
L144	118.01'	N00°19'06"E
L145	282.22'	S89°33'53"E
L146	117.92'	S00°17'05"E
L147	287.52'	S01°42'05"W
L148	324.22'	S01°42'05"W
L149	249.20'	N88°08'13"W
L150	100.44'	N00°11'05"E
L151	95.49'	N00°17'05"E
L152	118.01'	N00°19'06"E
L153	282.22'	S89°33'53"E
L154	117.92'	S00°17'05"E
L155	287.52'	S01°42'05"W
L156	324.22'	S01°42'05"W
L157	249.20'	N88°08'13"W
L158	100.44'	N00°11'05"E
L159	95.49'	N00°17'05"E
L160	118.01'	N00°19'06"E



2013 MAR 13 AM 10:55
COBB COUNTY ZONING DIVISION
COBB COUNTY GEORGIA
FILED IN OFFICE

RESIDENTIAL
COBB COUNTY - R-20
CURRENT ZONING:
R-20
FRONT SETBACK= 35'
SIDE SETBACK= 45'
MAJOR SIDE SETBACK= 25'/30'
REAR SETBACK= 35'

GRAPHIC SCALE
1" = 40'



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

LAND LOT 701
LOT 70-73
BLOCK E
SUBDIVISION: SANDY PLAINS ESTATES EXT. NO. 1
PLAT BOOK 85, PAGE 121

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

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.

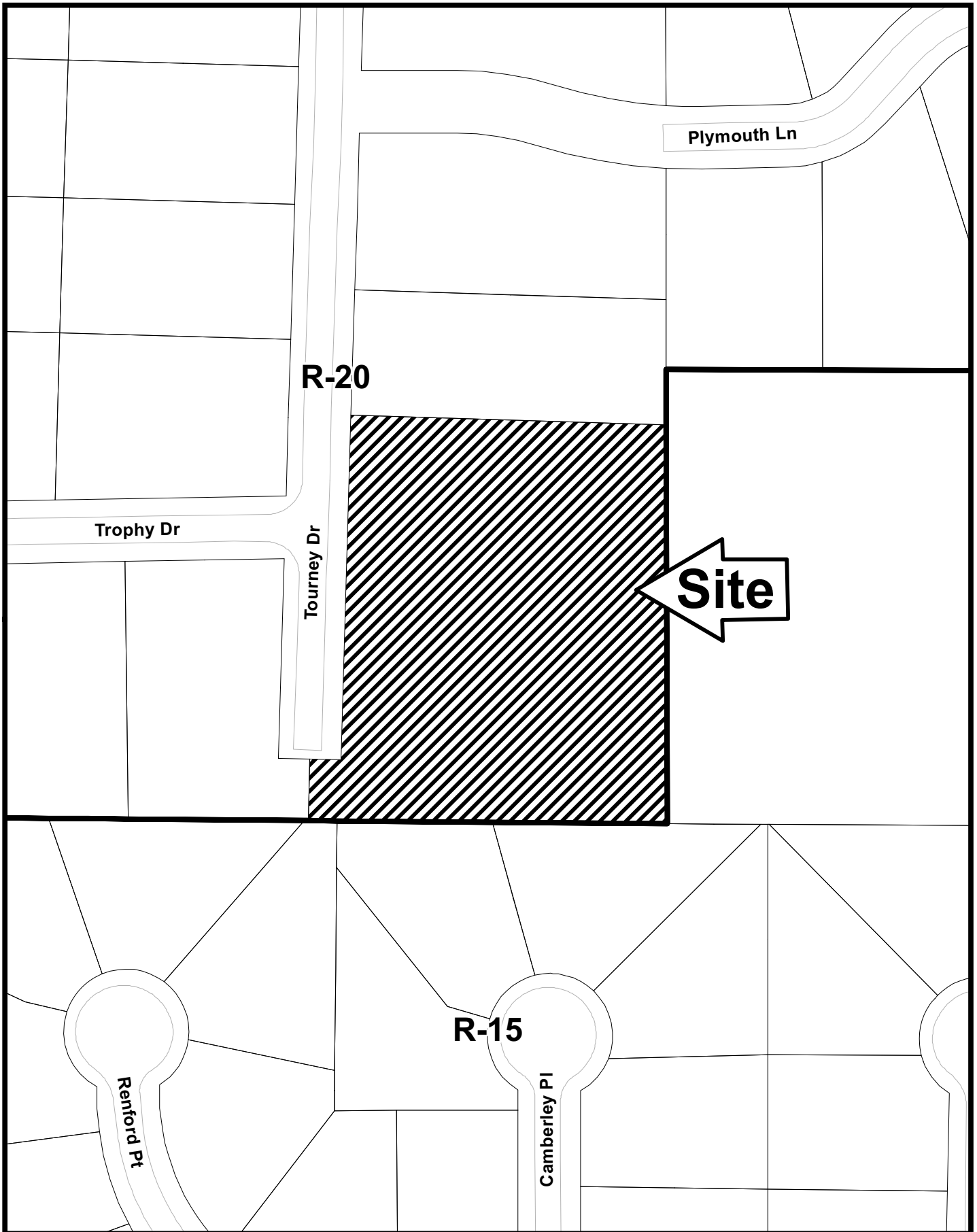
WATER: No conflict.

SEWER: No conflict.

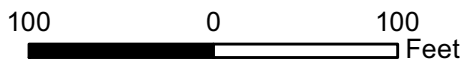
APPLICANT: Dennis Key **PETITION No.:** V-52



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

(type or print clearly)

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

COBB COUNTY ZONING DIVISION
Applicant Dennis Key

Phone # 770-363-3352 E-mail _____

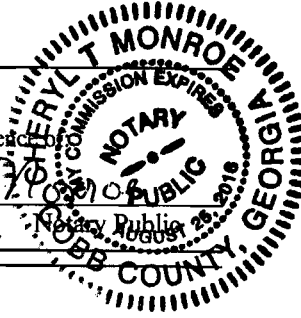
Address 2082 TOURNEY DR. MARIETTA GA 3006
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of

My commission expires: August 25, 2014

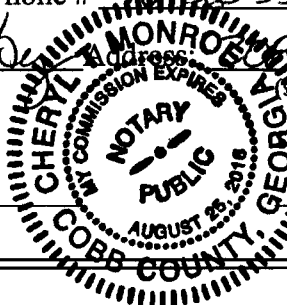
Cheryl S. Monroe
3/13/2013 Notary Public



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

Signature Dennis L. Key Lynn D. Key
(attach additional signatures, if needed) Address 2082 TOURNEY DR. MARIETTA GA 3006
(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.