

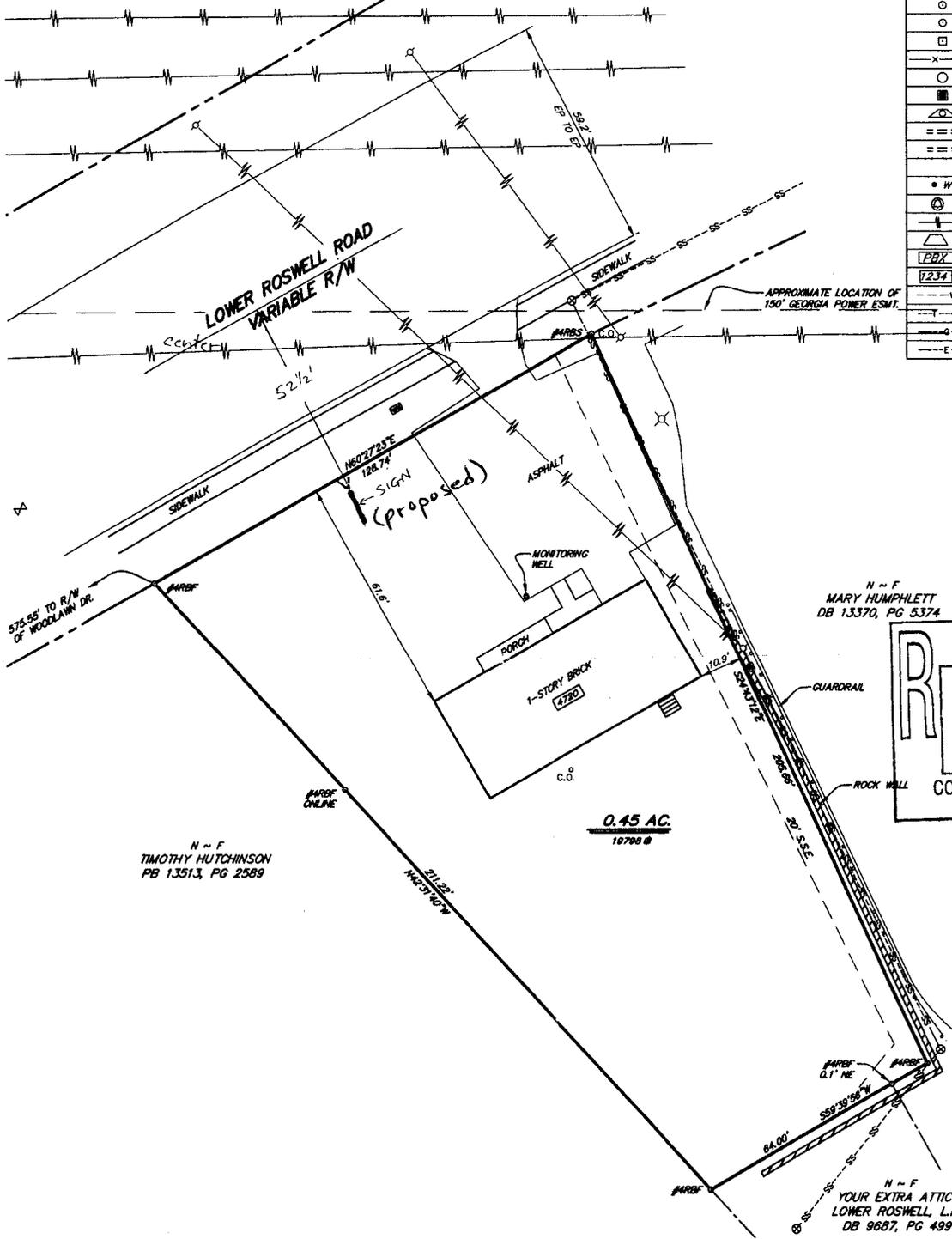
V-115  
(2008)

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED IN THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON. - RIGHT-OF-WAY MONUMENT
	-X- TYPE OF FENCE
	J.B. - JUNCTION BOX
	D.I. - DROP INLET / YARD INLET
	C.B. - CATCH BASIN
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	WV - WATER VALVE
	TELEPHONE MANHOLE
	OVERHEAD POWER LINES
	HW - HEADWALL
	PBX - POWERBOX
	1234 - STREET ADDRESS
	---W--- WATER LINE
	---T--- UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE



**RECEIVED**  
OCT 8 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_ ACCORDING TO FEMA (F.I.A.) COMMUNITY NUMBER # 130052 MAP NUMBER # 13067C0080 F DATED AUGUST 18, 1982 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/83,764; ANGULAR ERROR: 3" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/90,988. MATTERS OF TITLE ARE EXCEPTED.

DATE	: 2/26/08	REVISIONS	
SCALE	: 1"=20'		
DRAWN BY	: JS		
CHECKED BY	: CAE		
FIELD BOOK	: 563		

**Gaskins**  
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL  
1264 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168 Fax: (770) 424-7193

SURVEY FOR:  
**RICHARD PERRY**  
LOCATED IN L.L. 69  
1st DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** A & M Dental Office, LLC.  
**PHONE:** 770-973-8222  
**REPRESENTATIVE:** Michael S. Mansouri  
**PHONE:** 770-973-8222  
**PROPERTY LOCATION:** Located on the south side  
of Lower Roswell Road, east of Woodlawn Drive  
(4720 Lower Roswell Road).

**PETITION NO.:** V-115  
**DATE OF HEARING:** 12-10-08  
**PRESENT ZONING:** NS  
**LAND LOT(S):** 69  
**DISTRICT:** 1  
**SIZE OF TRACT:** .45 acre  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the side setback from the required 15 feet to 10 feet adjacent to the eastern property line (existing); and 2) waive the minimum lot size from the required 20,000 square feet to 19,798 square feet (existing).

**COMMENTS**

**TRAFFIC:** Recommend applicant verify that sign does not obstruct visibility per Cobb County Development Standard Detail 109.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No comment.

**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:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**WATER:** No conflict.

**SEWER:** No conflict. For the record, the existing building meets the required setback (2 feet) from the Sanitary Sewer Easement along east property line (Cobb County Water and Sewer measured in field).

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

**BOARD OF APPEALS DECISION**

**APPROVED**            **MOTION BY**           

**REJECTED**            **SECONDED**           

**HELD**            **CARRIED**           

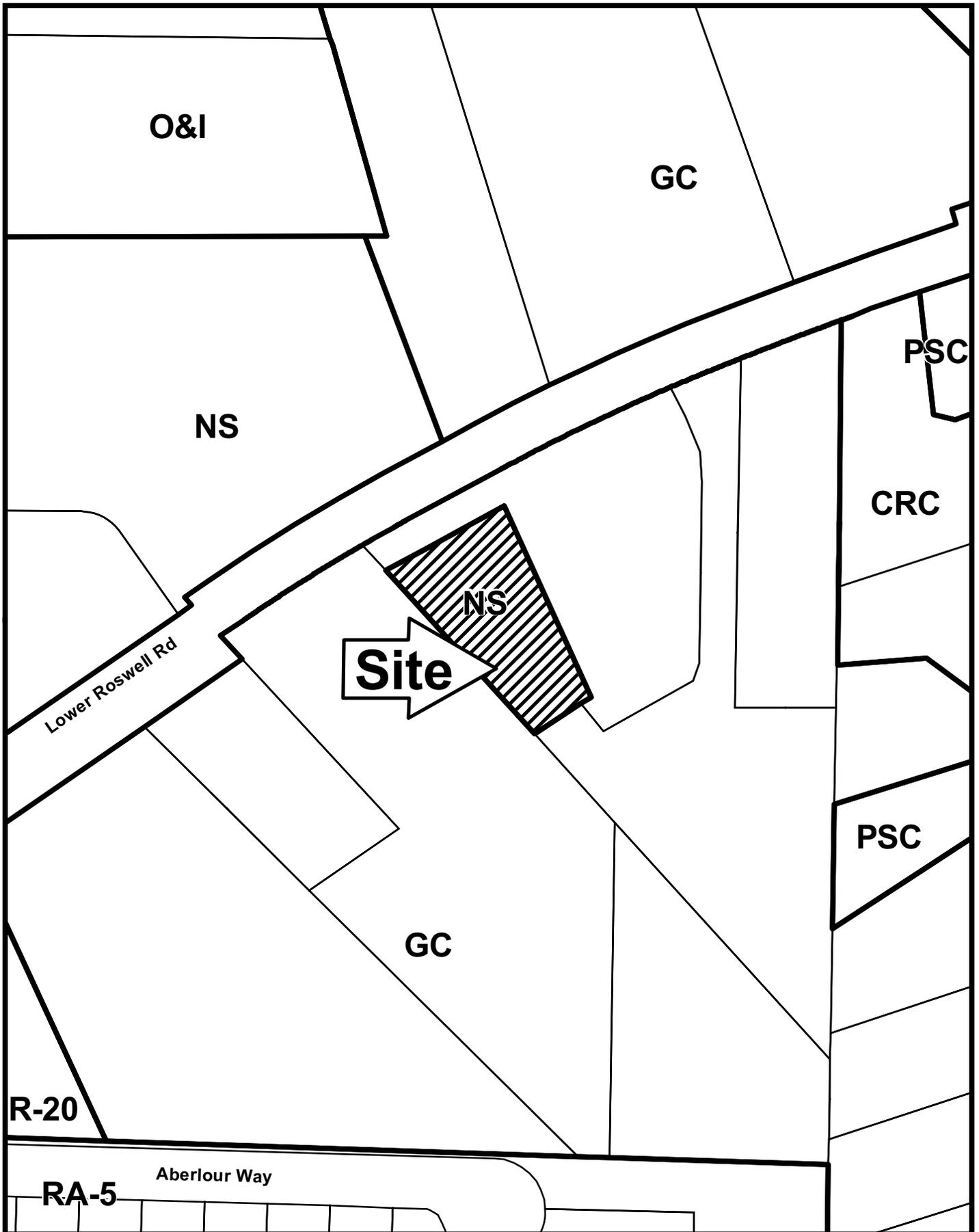
**STIPULATIONS:**           

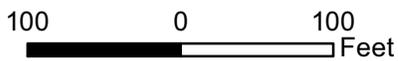
          



# V-115



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



- City Boundary
- Zoning Boundary

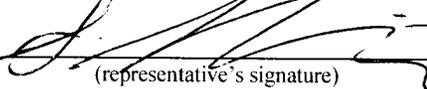
# Application for Variance Cobb County

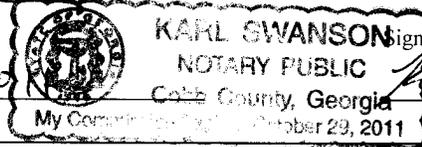
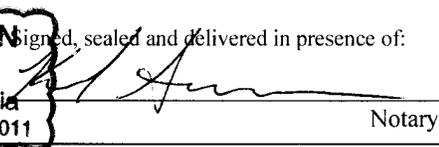
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Application No. V-115  
Hearing Date: 12-10-08

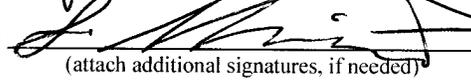
Applicant A&M Dental Office LLC Business Phone 770-973-8222 Home Phone 267-441-2565

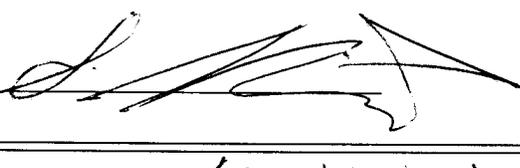
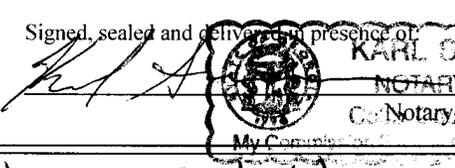
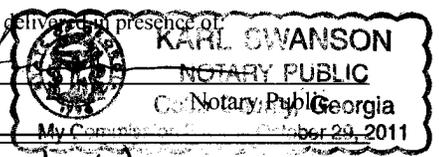
Michael S. Mansour, DMD Address 47020 Lower Roswell Rd. Marietta, GA 30068  
(representative's name, printed) (street, city, state and zip code)

 Business Phone 770-973-8222 Cell Phone 267-441-2565  
(representative's signature)

My commission expires: 10/29/2011  Signed, sealed and delivered in presence of:  Notary Public

Titleholder A&M Dental Office LLC Business Phone 770-973-8222 Home Phone 267-441-2565

Signature  Address: 4720 Lower Roswell Rd. Marietta, GA 30068  
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires:  Signed, sealed and delivered in presence of:   Notary Public

Present Zoning of Property NS (Neighborhood Shopping District)  
Location 4720 Lower Roswell Rd. Marietta GA 30068 (Johnson Ferry Rd.)  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 69 District 1st Size of Tract 0.43 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.

The hardships that the 60 foot set back would cause is: Visibility of sign would be severely restricted because of topography and the existing sign of an adjacent property.

List type of variance requested: Waive the required 60 foot set back for a monument sign to 50 feet.  
WAVE THE SETBACK and Lot size.