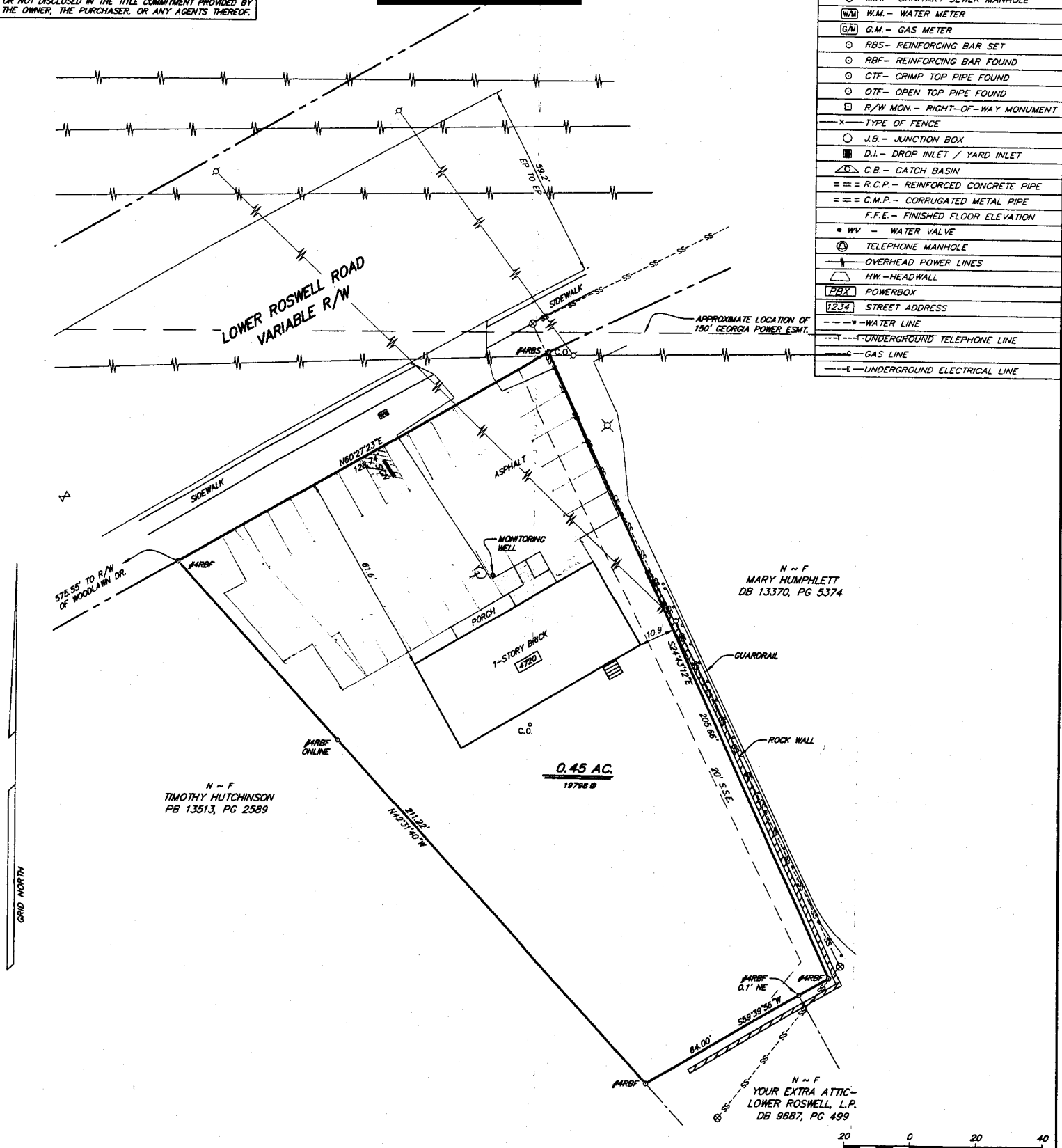


THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

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

V-25  
(2009)

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
⊠	POWERBOX
1234	STREET ADDRESS
---	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL LINE



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE \_\_\_\_\_; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130032 MAP NUMBER # 13067C0060 F. DATED AUGUST 18, 1992.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/93,764; 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

1266 Powder Springs Rd Marietta, Georgia 30064 www.gaskinsurvey.com Phone: (770) 424-7168 Fax: (770) 424-7593

SURVEY FOR:  
**MICHAEL S. MANSOURI**

LOCATED IN L.L. 69  
1st DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** E. Jason Stone **PETITION NO.:** V-25  
**PHONE:** 770-973-8222 **DATE OF HEARING:** 04-08-09  
**REPRESENTATIVE:** same **PRESENT ZONING:** NS  
**PHONE:** same **LAND LOT(S):** 69  
**PROPERTY LOCATION:** Located on the south side of **DISTRICT:** 1  
Lower Roswell Road, east of Woodlawn Drive **SIZE OF TRACT:** .45 acre  
(4720 Lower Roswell Road). **COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** 1) Waive the parking stall depth from the required 19 feet to 18.5 feet; and 2) waive the width of the drive aisle from the required 24 feet to 23 feet.

**COMMENTS**

**TRAFFIC:** Recommend upgrading existing driveway to comply with Cobb County commercial standards.

**DEVELOPMENT & INSPECTIONS:** No comment.

**STORMWATER MANAGEMENT:** No objection to allowing reduced parking stall or drive aisle dimensions to limit the impervious area of the site.

**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 permanent structures shall be constructed within 10 feet of the edge of a permanent water or sewer easement on front and rear setbacks, or within 2 feet on side setbacks, per Code 122-123.

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

**BOARD OF APPEALS DECISION**

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

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

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

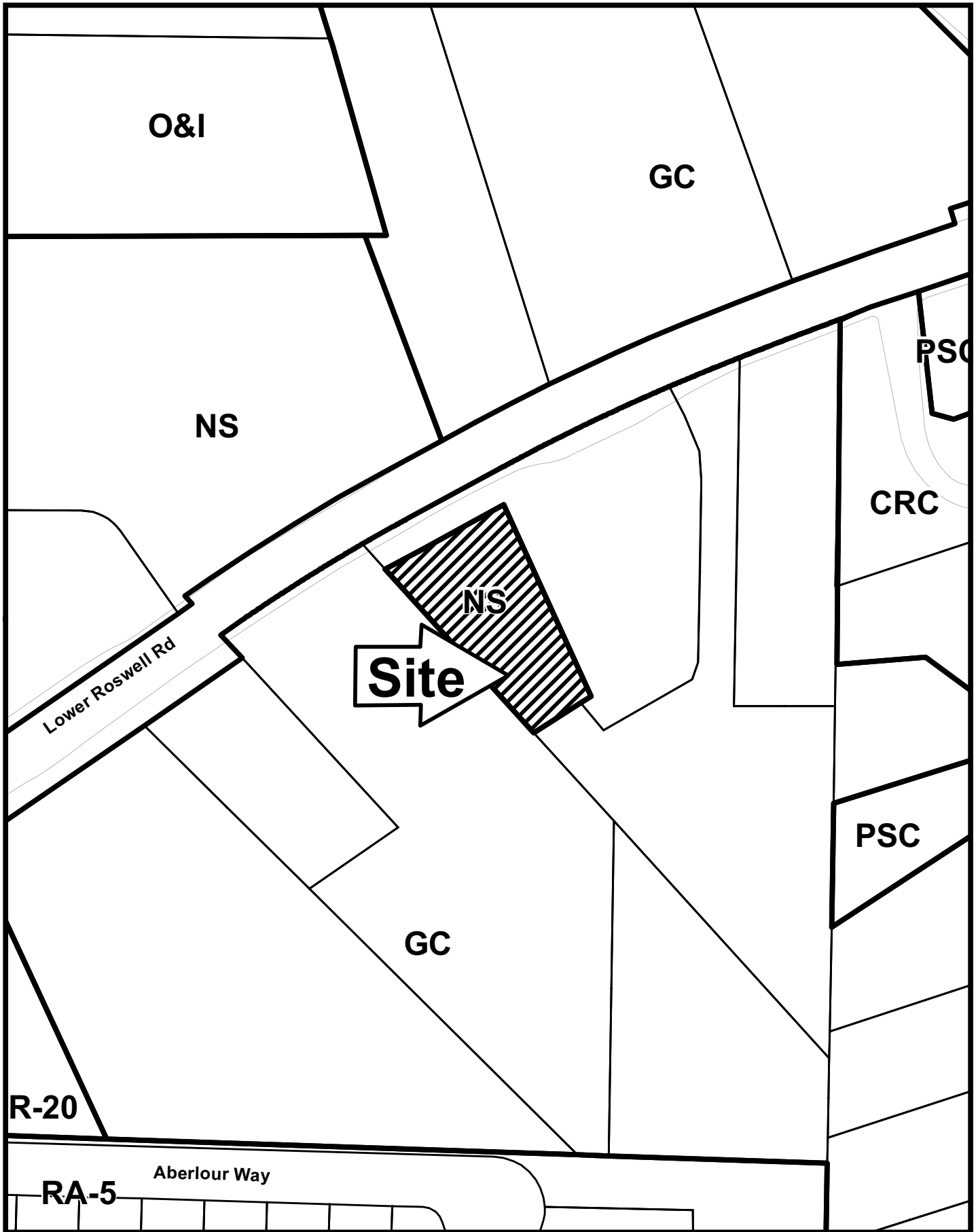
**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_

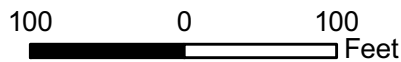
\_\_\_\_\_





# V-25



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-25  
Hearing Date: 4-8-09

Applicant E. JASON STONE Business Phone \_\_\_\_\_ Home Phone \_\_\_\_\_

E. JASON STONE Address 2671 ROCK POINT LANE  
(representative's name, printed) (street, city, state and zip code)

E. Jason Stone Business Phone 770/879-9999 Cell Phone \_\_\_\_\_  
(representative's signature)

EDWARD J. STONE

My commission expires: April 30, 2012

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

Titleholder Al M Dental Office, LLC Business Phone 973-822-7700 Home Phone 267-441-2565

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

Michael S. Mansori

My commission expires: April 30, 2012

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

Present Zoning of Property NS

Location 4720 Lower Roswell Rd / Marietta, GA 30068  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 69 District 1<sup>ST</sup> Size of Tract .45 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 .45 ac 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.

THIS IS A SUCCESSFUL AND GROWING DENTAL PRACTICE WITH A FULL STAFF. BETWEEN THE STAFF AND PATIENTS THERE IS VERY INSUFFICIENT PARKING. PATIENTS MUST PARK IN SPACES OF ADJACENT BUSINESSES. MANY PATIENTS ARE ELDERLY AND NEED TO PARK CLOSER

List type of variance requested: WE ARE REQUESTING THAT THE TEN (10') FOOT REQUIREMENT FROM RIGHT-OF-WAY BE WAIVED SO THAT WE CAN PROVIDE ADDITIONAL PARKING FOR OUR PATIENTS