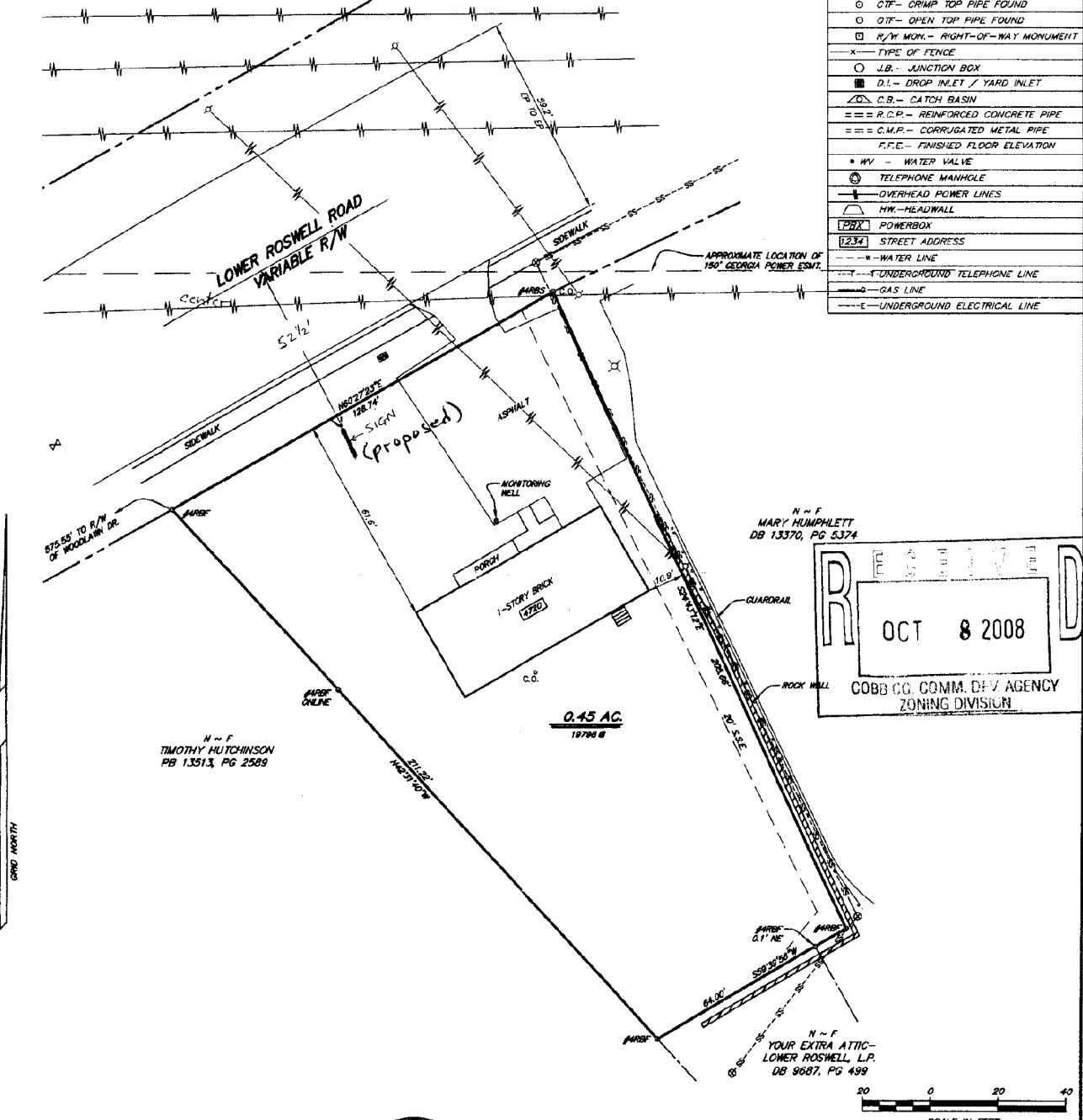


**V-115
(2008)**

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
⊙	S.M. - SANITARY SEWER MANHOLE
⊙	W.M. - WATER METER
⊙	G.M. - GAS METER
⊙	R.B.S. - REINFORCING BAR SET
⊙	R.B.F. - REINFORCING BAR FOUND
⊙	C.T.F. - CRIMP TOP PIPE FOUND
⊙	O.T.F. - 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
•	W.V. - WATER VALVE
⊙	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
—	H.W. - HEADWALL
⊙	POWERBOX
1234	STREET ADDRESS
---	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL LINE



RECORDED
OCT 8 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAN AND IS IN ZONE _____; ACCORDING TO F.E.A.A. (F.I.A.) COMMUNITY NUMBER # 130052, MAP NUMBER # 130070000 F. DATED AUGUST 14, 1994.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/83,784; ANGULAR ERROR: 3" PER POINT; THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/93,988. MATTERS OF TITLE ARE EXCEPTED.

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

SURVEY FOR:
RICHARD PERRY



1265 Powder Springs Rd
Marietta, Georgia 30064
www.gaskinsurvey.com
Phone: (770) 424-7168
Fax: (770) 424-7593

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

Petition V-115

Search Tags < A & M Dental Office, NS, Lower Roswell Road, Woodland Drive, side setback, minimum lot size>

A & M Dental Office, LLC, 770-973-8222, represented by Michael S. Mansouri, 770-973-8222, requests:

- 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).

Property is located on the south side of Lower Roswell Road, east of Woodlawn Drive (4720 Lower Roswell Road); 1st District, Land Lot 69, Parcel 29.

Size of tract is 0.43 acres or 18,731 s.f.

Present zoning is NS (20,000 s.f. lots)

Contiguous zoning is:

North: NS (Stonewall Village shopping center), GC (Longhorn Steaks);

East: GC (Your Extra Attic storage);

South: GC (Your Extra Attic storage, Suburban [tool] Rental);

West: GC (Suburban [tool] Rental).

Land use category: Community Activity Center (CAC)

Case manager is Mark McClellan

BZA board member is Tom McCleskey

Reason: *The hardship that the 62 foot setback would cause is: visibility at sign would be severely restricted because of topography and the existing sign of an adjacent property.*

Staff Comments:

Click for [Preliminary Variance Analysis](#):

Click for [Final Variance Analysis](#)

ECCA position: **NO ACTION**

Maximum impervious surface % allowed: 70% (13,112 s.f.)

Maximum impervious surface % planned: Unknown

BZA Recommendation: **APPROVAL, subject to:**

- *Traffic comments, and*
- *Approval of a special exception by the Board of Commissioners for the reduction in lot size.*