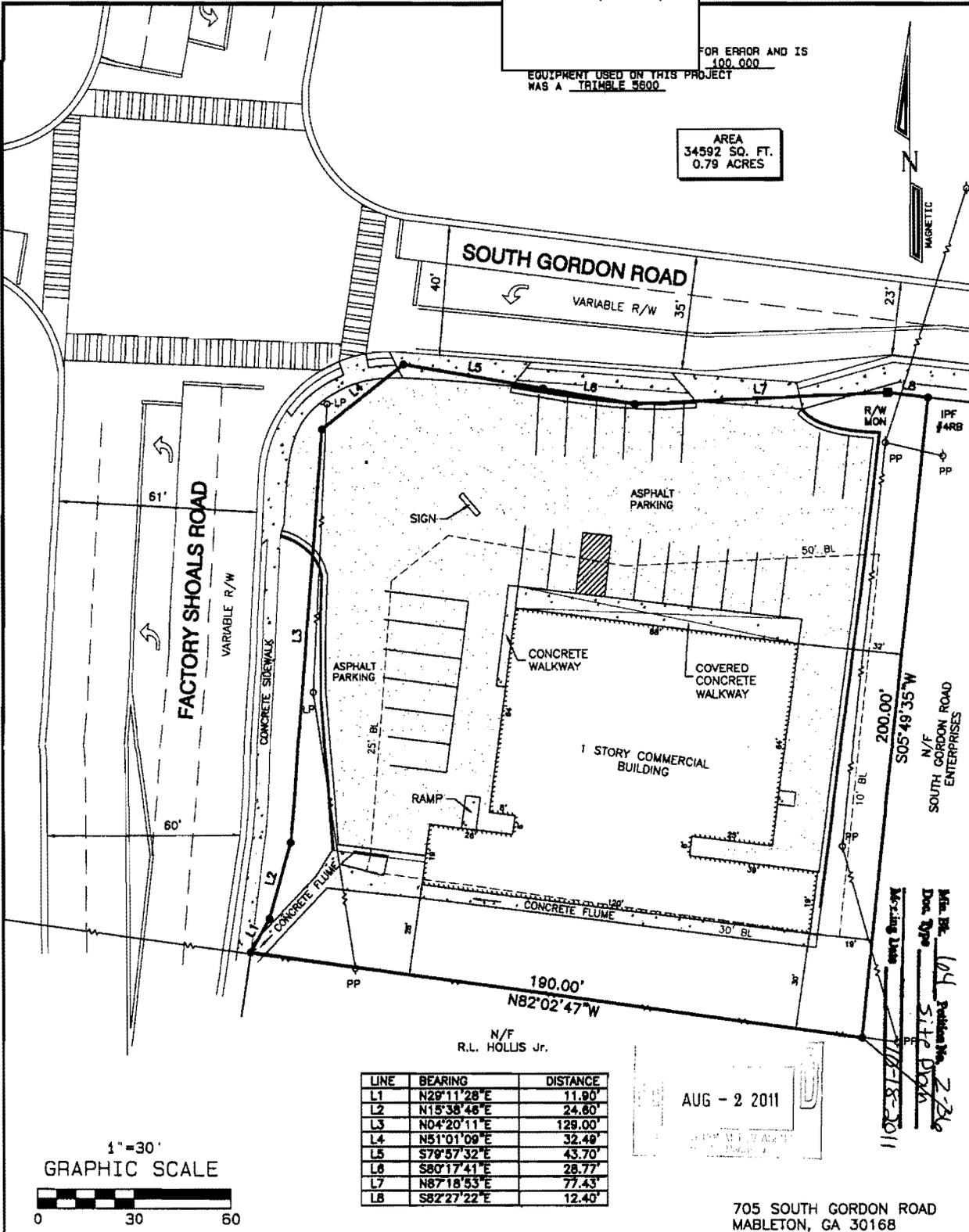


V-93 (2013)

FOR ERROR AND IS
100,000

EQUIPMENT USED ON THIS PROJECT
WAS A TRIMBLE 5600

AREA
34592 SQ. FT.
0.79 ACRES

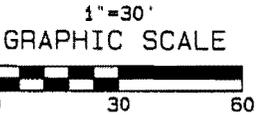


COBB COUNTY GEORGIA
FILED IN OFFICE
2013 MAY 10 PM 3:23
COBB COUNTY ZONING DIVISION

Map No. 104 Station No. 2-246
Date Type 5/18/2011
Mapping Date 7/28/2011

LINE	BEARING	DISTANCE
L1	N29°11'28"E	11.80'
L2	N15°38'46"E	24.60'
L3	N04°20'11"E	129.00'
L4	N51°01'09"E	32.48'
L5	S70°57'32"E	43.70'
L6	S60°17'41"E	28.77'
L7	N87°18'53"E	77.43'
L8	S82°27'22"E	12.40'

AUG - 2 2011



N/F
R.L. HOLLIS Jr.

705 SOUTH GORDON ROAD
MABLETON, GA 30168



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 880-7789

"F.I.A. OFFICIAL FLOOD HAZARD
MAP" COMMUNITY NUMBER 130052
PAGE 2129, DATED 12/16/2009
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK _____ PAGE _____

ALL MATTERS OF TITLE ARE
EXCEPTED.

SURVEY FOR:

A'ZOE ENTERPISES, INC.

LAND LOT- 413	SECTION- 2
DISTRICT- 18	STATE- GEORGIA
COUNTY- COBB	SCALE 1" = 30'
DATE- 7/28/2011	REVISED-
	B KR33-11

APPLICANT: Shirley J. Batchelor _____

PETITION No.: V-93 _____

COMMENTS

TRAFFIC: Recommend sign be placed where it will not obstruct line of sight.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comments.

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: 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.

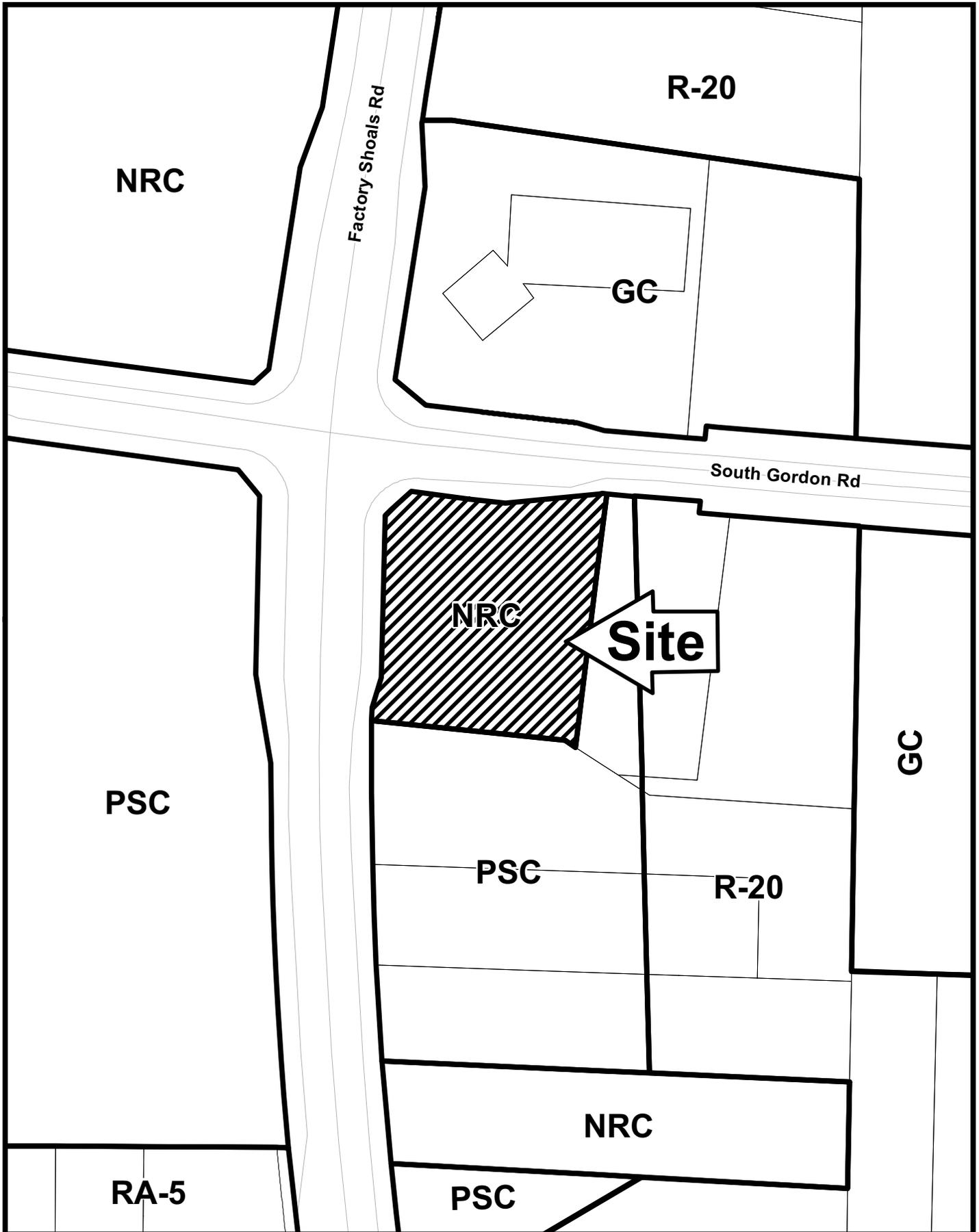
WATER: No conflict.

SEWER: No conflict.

APPLICANT: Shirley J. Batchelor **PETITION No.:** V-93

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-93



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

100 0 100 Feet



City Boundary
Zoning Boundary

COBB COUNTY GEORGIA
FILED IN OFFICE

Application for Variance

Cobb County

2013 MAY 10 PM 3:23

(type or print clearly)

Application No. V-93
Hearing Date: 8/14/13

COBB COUNTY ZONING DIVISION

Applicant Shirley S. Batchelor Phone # 770 241-6555 E-mail Sjbatchelor@yahoo.com

Shirley S. Batchelor Address 705 S. Gordon Rd Mableton GA
(representative's name, printed) (street, city, state and zip code) 30126

Shirley S. Batchelor Phone # _____ E-mail Sjbatchelor@yahoo.com
(representative's signature) DL. 025631247



Signed, sealed and delivered in presence of:
Donald Paul Well
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Titleholder A'Zoe Enterprise, Inc Phone # 770 241 6555 E-mail _____

Signature Shirley S. Batchelor Address: 705 S. Gordon Rd Mableton GA
(attach additional signatures, if needed) (street, city, state and zip code) 30126



Signed, sealed and delivered in presence of:
Donald Paul Well
Notary Public

My commission expires: _____
My Commission Expires March 24, 2017

Present Zoning of Property AHC

Location 705 S. Gordon Rd Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 413 District 18 Size of Tract 0.79 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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

I hired a reputable sign installer and he installed the sign w/o my knowledge of him not applying for a permit. I got a home loan to purchase the sign and to have it install. I have paid for the sign to improve the traffic flow, and to improve site not knowing it was not legal. We need to attract customers to stay in business. frontage for the existing electronic sign. The electronic board was installed on a pre-existing sign that was grandfathered in.

Revised: March 5, 2013

again we need the sign to attract customer in hope of being able to stay in business and generate income for all tenants on site.

V-93 (2013)
Previous
Rezoning

ORIGINAL DATE OF APPLICATION 10-18-11

APPLICANTS NAME: A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR)

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 10-18-11 ZONING HEARING:

A'ZOE ENTERPRISES, INC. (SHIRLEY J. BATCHELOR) (owner) requesting Rezoning from **GC** to **NRC** for the purpose of Bakery/Office Space in Land Lot 413 of the 18th District. Located at the southeast intersection of South Gordon Road and Factory Shoals Road.

MOTION: Motion by Thompson, second by Ott, as part of the Consent Agenda, to **approve** Rezoning to the **NRC** zoning district **subject to:**

- **site plan submitted to the Zoning Division on August 2, 2011 with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **these uses *only*, with any change to uses to be approved by the District Commissioner**
- **where possible and practical, installation of landscaping along the property frontages (to be reviewed by the County Arborist and to be approved by the Director of Community Development Agency and the District Commissioner)**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

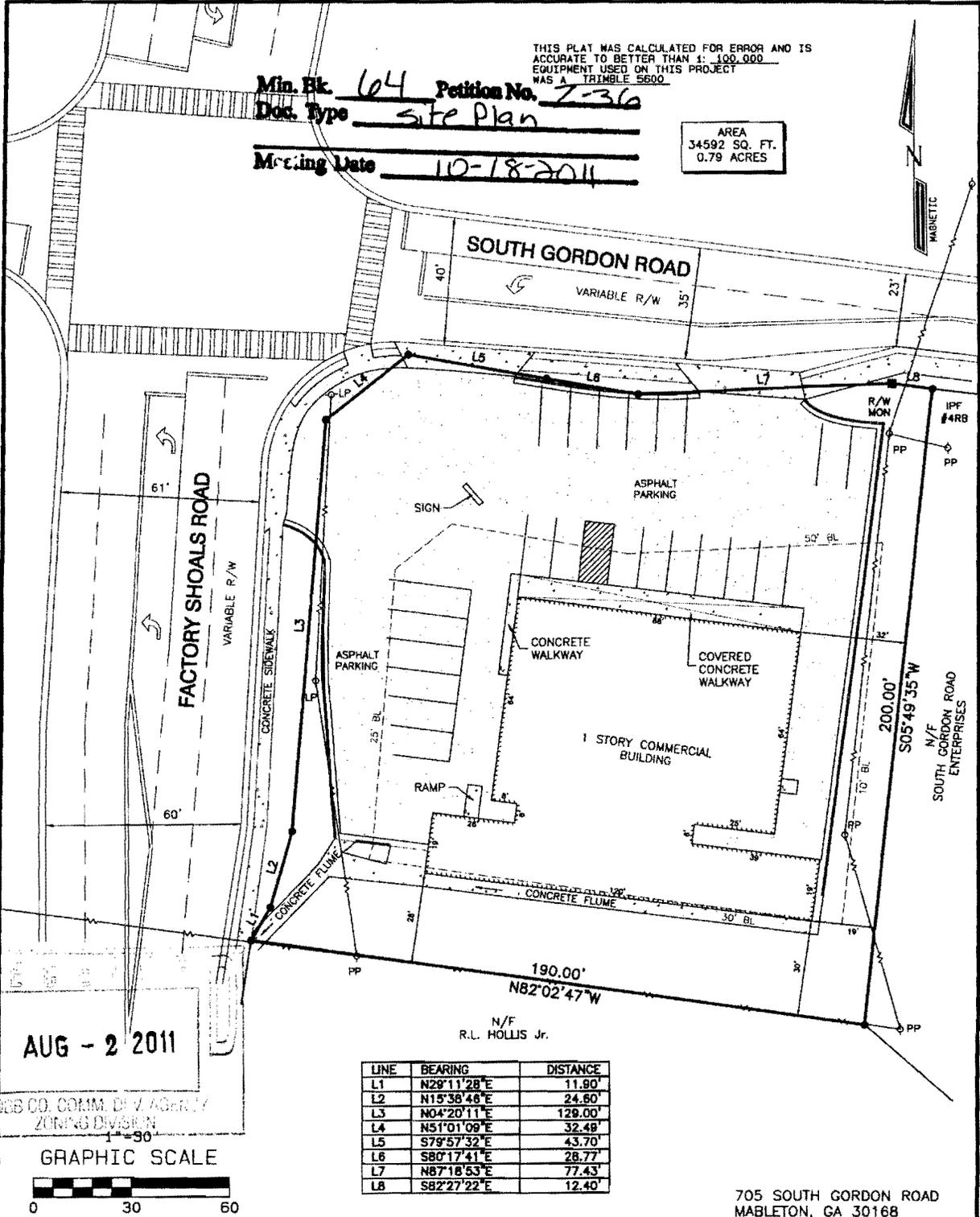
VOTE: **ADOPTED** unanimously

THIS PLAN WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:100,000 EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

Min. Bk. 104 Petition No. 7-36
 Doc. Type Site Plan

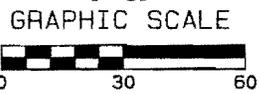
Meeting Date 10-18-2011

AREA
 34592 SQ. FT.
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AUG - 2 2011

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



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REFERENCE PLAT:
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ALL MATTERS OF TITLE ARE EXCEPTED.

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REVISD-	SCALE 1" = 30'
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