

**GENERAL NOTES**

- (1) THE DATA PROVIDED IN THIS REPORT WAS OBTAINED FROM A TOTAL STATION SURVEY CONDUCTED ON THE DATE SHOWN HEREON. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1911, 1917, 1934 AND 1942, AS AMENDED, AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF CALIFORNIA. THE SURVEYING BOARD OF CALIFORNIA HAS APPROVED THE SURVEYING INSTRUMENTS AND METHODS USED IN THIS SURVEY.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON 07N-500R PALM-TOUCH TOTAL STATION WITH 1000 FEET RANGE.
- (3) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
- (4) THE SURVEY POINTS ARE IDENTIFIED BY NUMBER AND LETTERS AS SHOWN ON THIS PLAN.
- (5) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE. ALL UTILITIES ARE THE PROPERTY OF THE UTILITY COMPANY AND THE LOCATION, DEPTH AND CHARACTER OF UTILITIES SHOULD BE VERIFIED BY THE USER. THE USER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CLEARANCES FOR ANY UTILITIES SHOWN ON THIS DRAWING.
- (6) SURVEY REFERENCES: Code County, Orange County, California; Section 17, Range 12N, Township 12N, Range 12N, County of Orange, California.

**LEGEND**

- (1/4" = 1') --- WITH THE FOUND (TYP)
- (1/4" = 1') --- WITH THE FOUND (TYP)
- (1/4" = 1') --- WITH THE FOUND (TYP)

LL 189  
LL 190

PROPOSED GLOBAL ATM SERVICES, LLC LEASE PREMISES  
SEE DETAIL BELOW  
12 FEET BY 6 FEET  
72 SQUARE FEET

CENTERLINE OF A 10 FOOT WASTE UTILITY EASEMENT

MABLETON PARKWAY (100' R/W)

FACTORY SHOALS ROAD (80' R/W)

WEST SHOALS SHOPPING CENTER  
(FAMILY DOLLAR, BEAUTY MART, RESTAURANT, AND OTHERS)  
6200 MABLETON PARKWAY

AREA: 156,170 SQUARE FEET  
3.69 ACRES

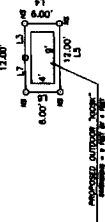
OUT PARCEL MARTIN'S RESTAURANT

V-40  
(2015)

Station	Bearing	Distance
1	N 113° 50' 00" W	118.00
2	S 76° 00' 00" E	118.00
3	S 11° 00' 00" E	118.00
4	N 76° 00' 00" W	118.00
5	N 113° 50' 00" W	118.00
6	S 76° 00' 00" E	118.00
7	S 11° 00' 00" E	118.00
8	N 76° 00' 00" W	118.00
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97	N 113° 50' 00" W	118.00
98	S 76° 00' 00" E	118.00
99	S 11° 00' 00" E	118.00
100	N 76° 00' 00" W	118.00



PROPOSED OUTDOOR "KIOSK"  
ENLARGED SITE DETAIL  
SITE IS 12 FEET BY 6 FEET  
SCALE: 1" = 10'



PROJECT FILE: WEST SHOALS SITE  
WEST SHOALS SHOPPING CENTER  
1000 MABLETON PARKWAY  
ORANGE COUNTY, CALIFORNIA

DATE: 09/11/15  
SCALE: 1" = 20'  
JOB NO: 0901

REGISTERED LAND SURVEYORS, INC.  
1000 MABLETON PARKWAY  
ORANGE, CALIFORNIA 92668  
(714) 860-7978

GLOBAL ATM SERVICES, LLC  
WEST SHOALS SHOPPING CENTER  
1000 MABLETON PARKWAY  
ORANGE COUNTY, CALIFORNIA

SURVEY PROVIDED FOR:  
GLOBAL ATM SERVICES, LLC  
WEST SHOALS SHOPPING CENTER  
1000 MABLETON PARKWAY  
ORANGE COUNTY, CALIFORNIA

NO.	REVISION	DATE

REVISIONS

SCALE: 1" = 20'

DATE: 09/11/15

JOB NO: 0901

**APPLICANT:** Global ATM Services, LLC

**PETITION No.:** V-40

**PHONE:** 404-275-2000

**DATE OF HEARING:** 03-11-2015

**REPRESENTATIVE:** Suzanne E. Hale

**PRESENT ZONING:** GC

**PHONE:** 404-275-2000

**LAND LOT(S):** 189, 190

**TITLEHOLDER:** Due to numerous owners, a complete list of titleholders is available in the Zoning Office

**DISTRICT:** 18

**PROPERTY LOCATION:** On the northwest corner of Factory Shoals Road and Mableton Parkway (6200 Mableton Parkway).

**SIZE OF TRACT:** 3.59 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** Allow an accessory structure (proposed ATM) to be located to the front of the principal building.

**OPPOSITION:** No. OPPOSED \_\_\_\_\_ PETITION No. \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**BOARD OF APPEALS DECISION**

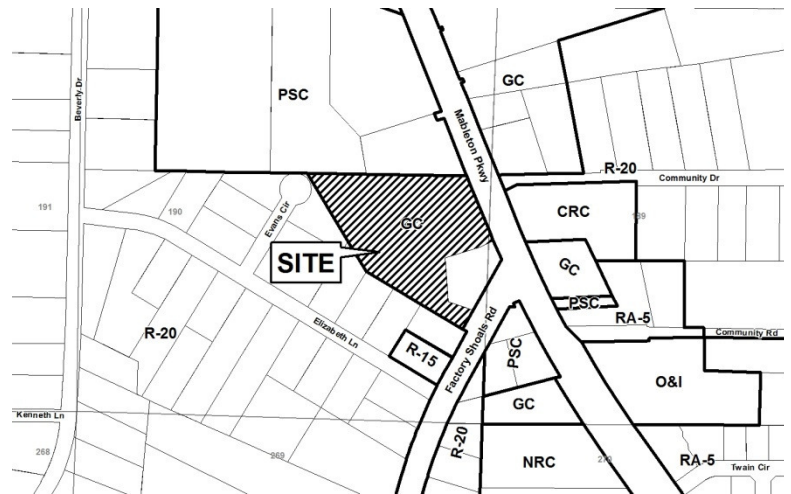
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend submittal and approval of traffic flow plan during plan review.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No adverse stormwater management impacts are anticipated.

**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.

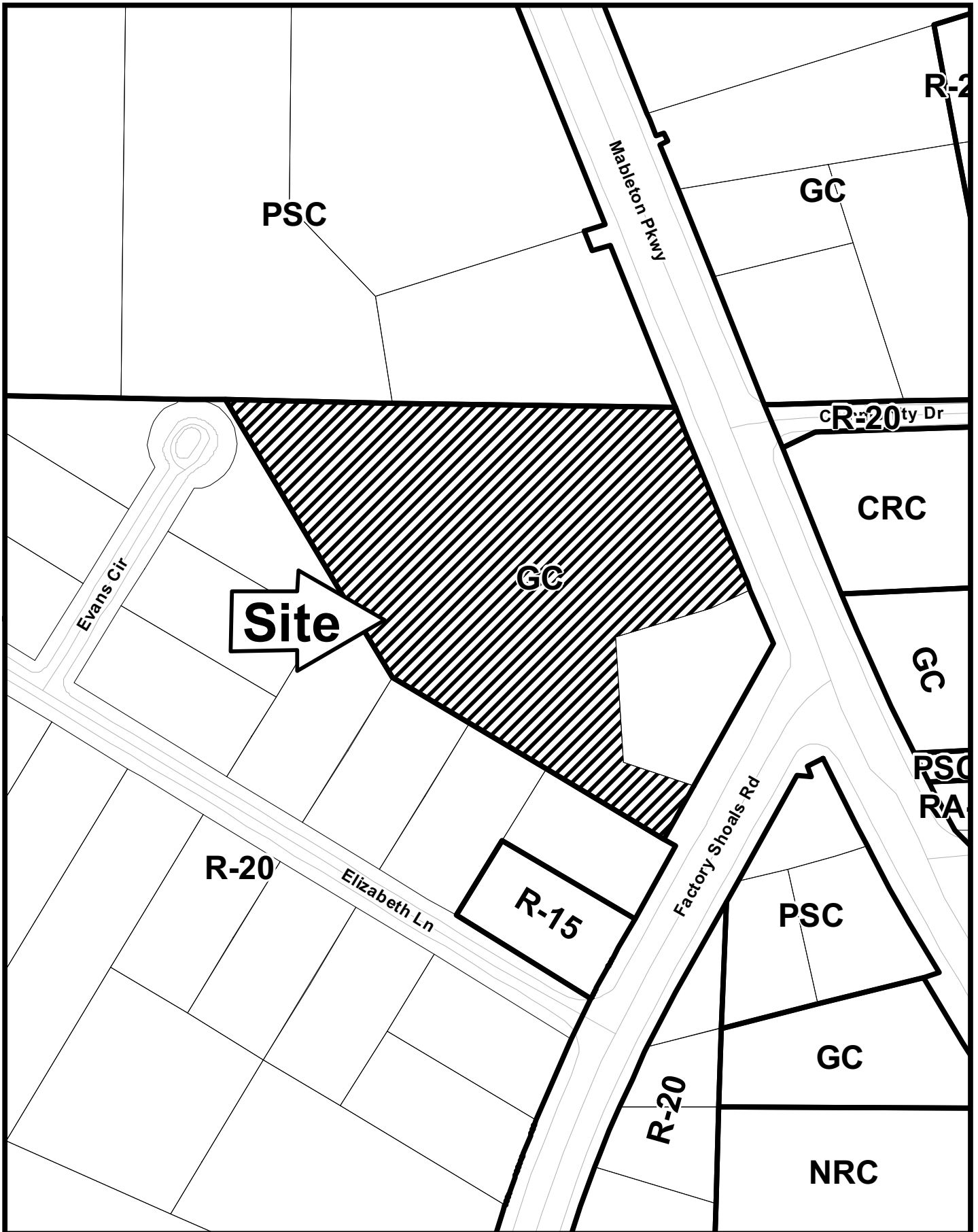
**SEWER:** No conflict.

**APPLICANT:** Global ATM Services, LLC    **PETITION No.:** V-40

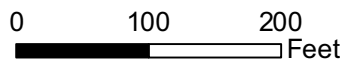
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

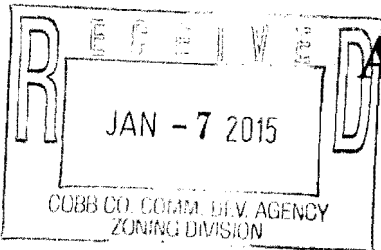
# V-40



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-40  
Hearing Date: 3-11-15

Applicant GLOBAL ATM SERVICES, LLC Phone # (404) 275-2000 E-mail hale50429@comcast.net  
Suzanne E. Hale Address GLOBAL PROTECTIVE SERVICES, LLC  
2221 PEACHTREE RD., NE, ATLANTA, GA 30309  
(representative's name, printed) (street, city, state and zip code)

Suzanne E. Hale Phone # (404) 275-2000 E-mail hale50429@comcast.net  
(representative's signature)

My commission expires: September 6, 2015

Notary Public Seal: Sandy Moncrieffe, Notary Public, My commission expires September 6, 2015. Signed, sealed and delivered in presence of: Sandy Moncrieffe, Notary Public.

Titleholder [Signature] Phone # [Signature] E-mail DAVID JANDIS @ NACINV.COM  
Signature [Signature] Address 201 ALLEN ROAD, STE 300, ATLANTA, GA, 30328  
(attach additional signatures, if needed) (street, city, state and zip code)

Notary Public Seal: Sandy Moncrieffe, Notary Public, My commission expires September 6, 2015. Signed, sealed and delivered in presence of: Sandy Moncrieffe, Notary Public.

Present Zoning of Property G-C

Location 6200 MAPLETON PARKWAY, MAPLETON, GA  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 190 District 18th, 2nd Seats 2 Size of Tract 3.585 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.

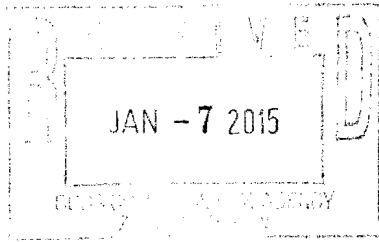
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

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).

HIGH SECURITY RISK TO CONSUMERS & PROPERTY OWNER  
IF FORCED TO PLACE ATM BEHIND SHOPPING CENTER  
BUILDINGS.

List type of variance requested: CODE # 134-227-14A2  
ACCESSORY STRUCTURE IN FRONT YARD, AND, VARIANCE TO  
MAINTAIN CURRENT PARKING RATIO AT 161 SPACES.

V-40  
(2015)  
Exhibit



VARIANCE REQUEST # W40

**GLOBAL ATM SERVICES, LLC**, on behalf of the property owner, **WEST SHOALS JOINT VENTURE**, said property located at 6200 Mableton Parkway, GA 30126 (Parcel ID #18-0190-00020), hereby requests variance to allow for the placement of an accessory structure in the front parking lot of West Shoals Shopping Center. It is further requested to allow for a reduction of the number of required parking spaces due to the low demand of the small stores located on the property.

This request is made to allow for the placement of a 6 ft. by 12 ft. concrete pad for the installation of a drive-up, ATM kiosk. This use is permitted under Sec. 134-227(3) Financial Services Office and under Sec 134-227(14), Accessory uses and structures (a) Accessory uses and structures incidental to any authorized use. However, the Code states that Accessory Buildings must be placed to the rear of the Primary Structure. The subject property is zoned G-C (General Commercial) District and will meet the required 50 ft. front yard setback.

For security reasons, the kiosk must be placed in the front of the property; and, will additionally provide closed circuit surveillance of the parking lot for the safe operation of the facility and added security for the property owner. The requested variance does not go beyond the minimum necessary to afford relief, and is consistent with the limitations upon other neighborhood shopping centers in the area.

The shopping center is a 35,620 net sq. ft. structure located on a 3.585 acre parcel of land. The tenants are mostly small community services, with the larger tenants including a Family Dollar Store, Beauty Mart and, Carniceria la Mexicana, a neighborhood grocery store. The shopping center currently has 161 parking spaces. However, per current zoning Code parking requirements of 1 space per 200 sq. ft. of net rentable space, it would require a total of 178 spaces, if the current Code were enforced. Given the low traffic nature of the neighborhood stores, this parking ratio is excessive. We therefore request a variance to maintain the current number of spaces at 161. To allow for the 4 parking spaces required for the kiosk and sufficient clearance for access to service the equipment and queuing of cars to use the ATM, the Applicant will replace those spaces with 4 parallel parking spaces along the perimeter of the property.

The proposed location of the kiosk would allow for maximum traffic flow and the least disturbance to parking for the remaining tenants. In addition, denial of the request would result in an undue hardship to the property owner by restricting his ability to maintain a safe and secure shopping area for his tenants and their customers.

I hereby authorize the staff of the Planning Department to inspect the premises of the above mentioned property as further described in the attached Exhibits.