

# GENERAL NOTES

- (1) THE FIELD DATA WAS OBTAINED FROM A SURVEY OF THE PROPERTY OF ONE FOOT IN THE FIELD AND WAS NOT A SURVEY OF THE PROPERTY OF ONE FOOT IN THE FIELD.
- (2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON 670-3000 PLUS TOTAL STATION.
- (3) THIS DATA WAS CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 FEET.
- (4) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE LOCATION OF UTILITIES AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
- (5) SURVEY REFERENCES: Gads County, Georgia Records, Book 1000, Page 1000, and Book 1000, Page 1000.

# LEGEND

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V-40  
(2015)

Course	Bearing	Distance
1	S 20° 0' 0" W	71.87
2	S 62° 30' 0" W	51.00
3	S 62° 30' 0" E	6.00
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<b>APPLICANT:</b>	<u>Global ATM Services, LLC</u>	<b>PETITION No.:</b>	<u>V-40</u>
<b>PHONE:</b>	<u>404-275-2000</u>	<b>DATE OF HEARING:</b>	<u>03-11-2015</u>
<b>REPRESENTATIVE:</b>	<u>Suzanne E. Hale</u>	<b>PRESENT ZONING:</b>	<u>GC</u>
<b>PHONE:</b>	<u>404-275-2000</u>	<b>LAND LOT(S):</b>	<u>189, 190</u>
<b>TITLEHOLDER:</b>	<u>Due to numerous owners, a complete list of titleholders is available in the Zoning Office</u>	<b>DISTRICT:</b>	<u>18</u>
<b>PROPERTY LOCATION:</b>	<u>On the northwest corner of Factory Shoals Road and Mableton Parkway</u>	<b>SIZE OF TRACT:</b>	<u>3.59 acres</u>
	<u>(6200 Mableton Parkway).</u>	<b>COMMISSION DISTRICT:</b>	<u>4</u>
<b>TYPE OF VARIANCE:</b>	<u>Allow an accessory structure (proposed ATM) to be located to the front of the principal building.</u>		

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

**BOARD OF APPEALS DECISION**

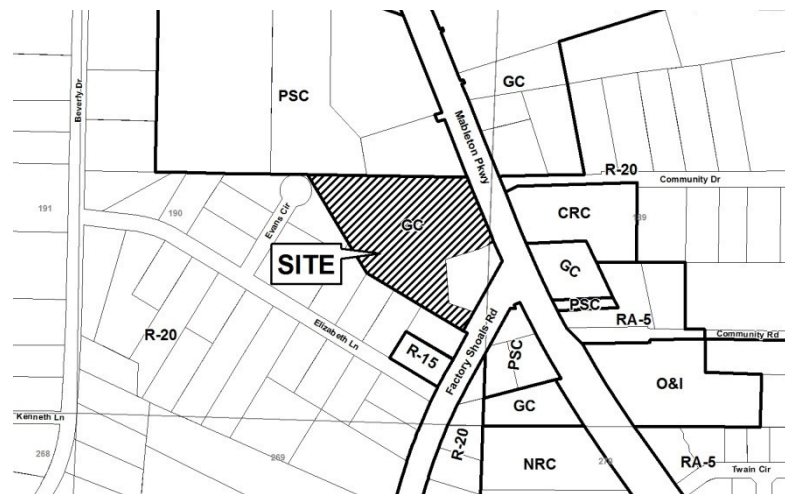
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

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

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

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



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

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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.

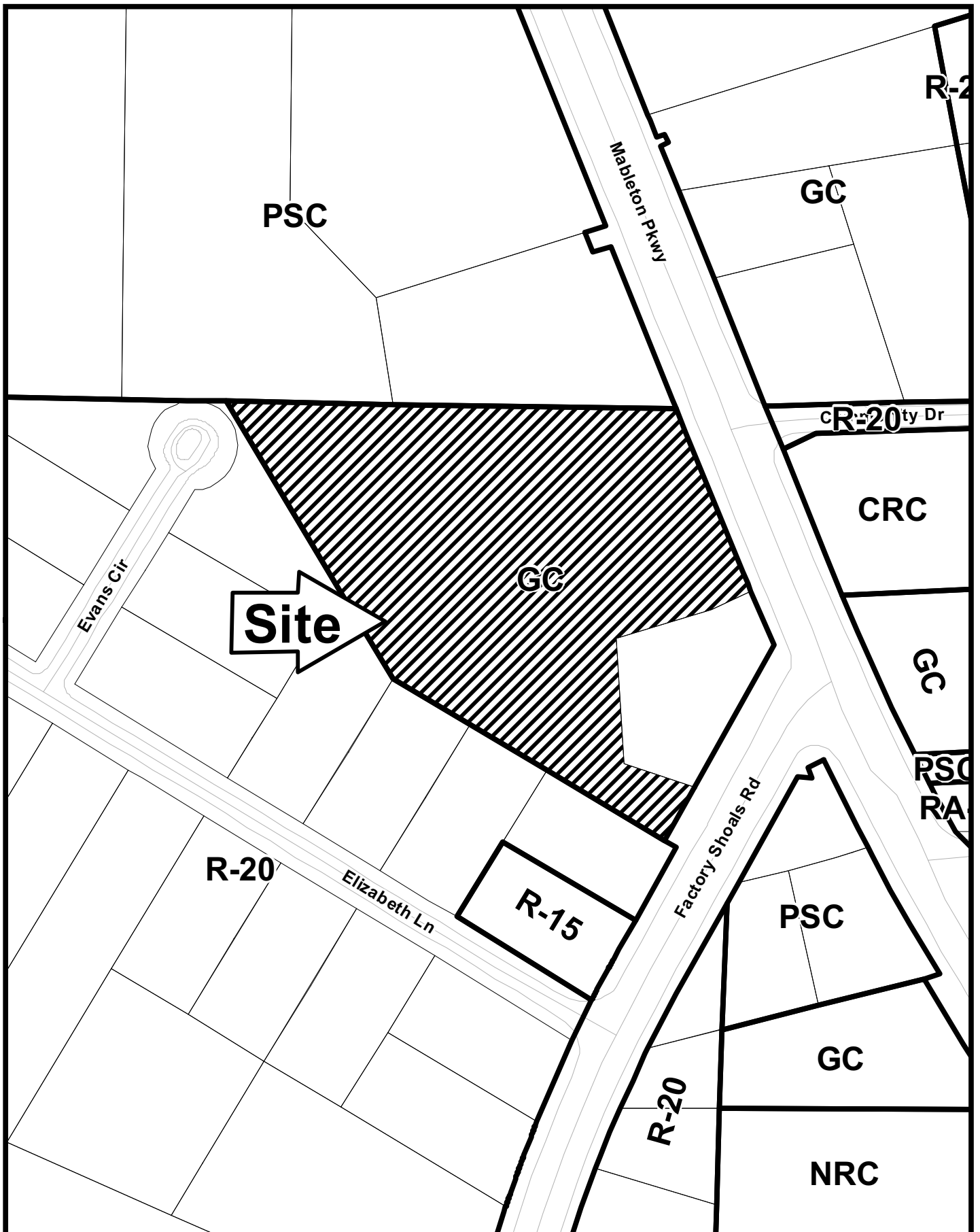
**SEWER:** No conflict.

**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

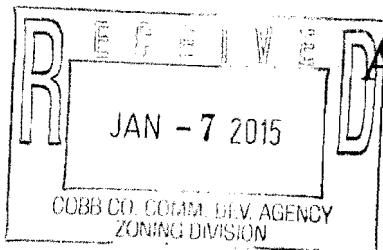


This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary



# Application for Variance Cobb County

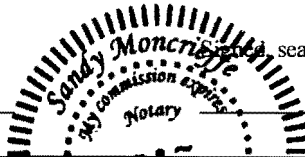
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Application No. V-40  
Hearing Date: 3-11-15

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

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

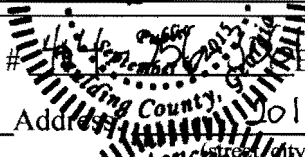
My commission expires: September 6, 2015



Signed, sealed and delivered in presence of:

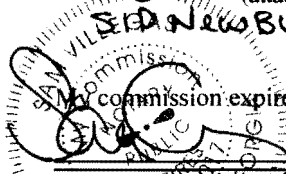
Sandy Moncrieff  
Notary Public

Titleholder [Signature] Phone # [Signature] E-mail DAVID JANDS @ NACINV.COM  
Signature [Signature] Address 301 ALLEN ROAD, STE 300 ATLANTA  
(attach additional signatures, if needed) GA, 30328  
(street, city, state and zip code)



Signed, sealed and delivered in presence of:

Sandy Moncrieff  
Notary Public



SEP NEWBURGER My commission expires: September 6, 2015

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 Seat Size of Tract 3.585 Acre(s)

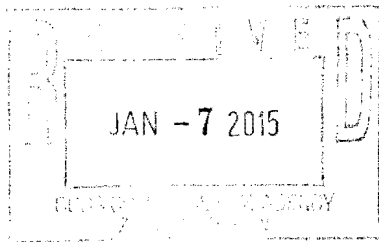
Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

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.



VARIANCE REQUEST # V-40

**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.