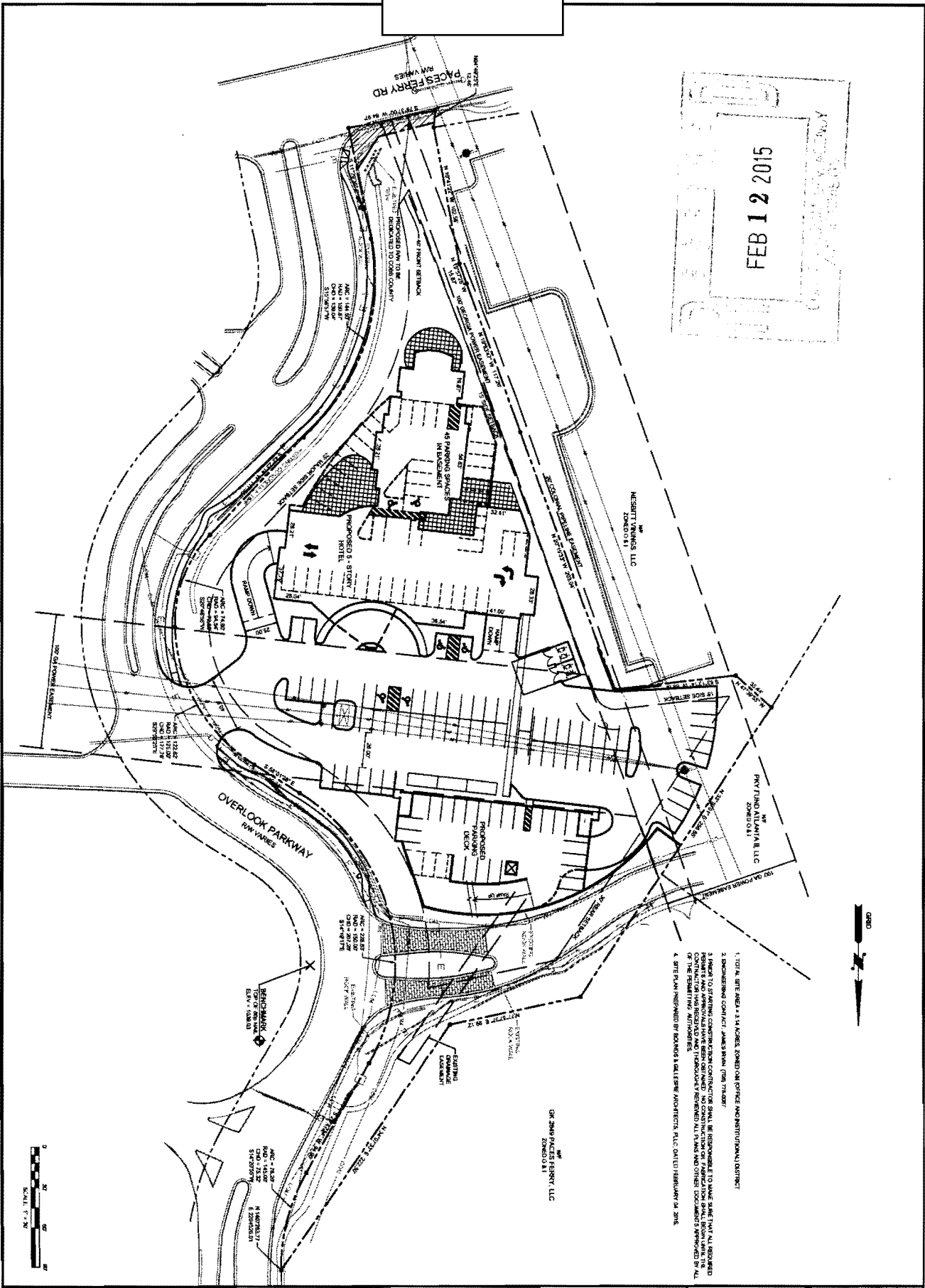
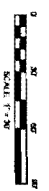


V-58  
(2015)

FEB 12 2015



1. TOTAL SITE AREA 4.3 ACRES, ZONED OR ZONING ADMINISTRATIVE DISTRICT.
2. DEVELOPING CONTACT: JAMES SHAW (770) 774-0877
3. REPORT TO BE REVIEWED FOR CONSTRUCTION SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED CODES AND REGULATIONS ARE MET AND CONSTRUCTION OF PROJECT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. SITE PLAN PREPARED BY BOWMAN & BAKER ARCHITECTS, P.L.L.C. DATED FEBRUARY 10, 2015.



DATE: FEBRUARY 12, 2015  
PROJECT: MARIOTT COURTYARD AT VININGS  
SHEET: 01

NO.	DESCRIPTION	DATE

SITE PLAN  
**MARRIOTT COURTYARD  
AT VININGS**  
LAND LOTS 885 & 909,  
17th DISTRICT, 2nd SECTION  
COBB COUNTY, GA

164 PROFESSIONAL PARK DRIVE  
BALDWIN 54 3011  
PHONE: (770) 778-0287  
FAX: (770) 778-0287  
WWW.TODDREID.COM

**APPLICANT:** Vinings Overlook, LLC  
**PHONE:** 270-791-2424  
**REPRESENTATIVE:** David M. Chandler  
**PHONE:** 270-791-2424  
**TITLEHOLDER:** Atlantic Capital Bank  
**PROPERTY LOCATION:** On the west side of  
Overlook Parkway, north of Paces Ferry Road  
(No Assigned Address).

**PETITION No.:** V-58  
**DATE OF HEARING:** 04-01-2015  
**PRESENT ZONING:** O&I  
**LAND LOT(S):** 885, 909  
**DISTRICT:** 17  
**SIZE OF TRACT:** 3.14 acres  
**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the maximum building height from 52 feet and no more than four stories to allow five stories and approximately 68 feet.

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

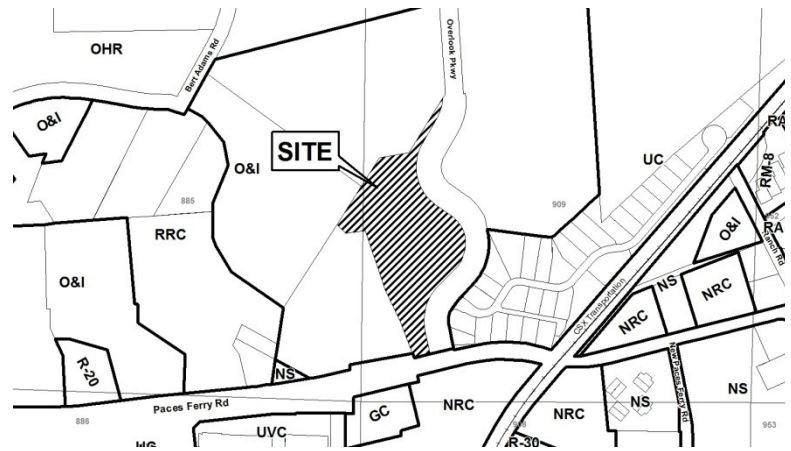
**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**         
        
      



**APPLICANT:** Vinings Overlook, LLC      **PETITION No.:** V-58

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**STORMWATER MANAGEMENT:** No comment.

**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.

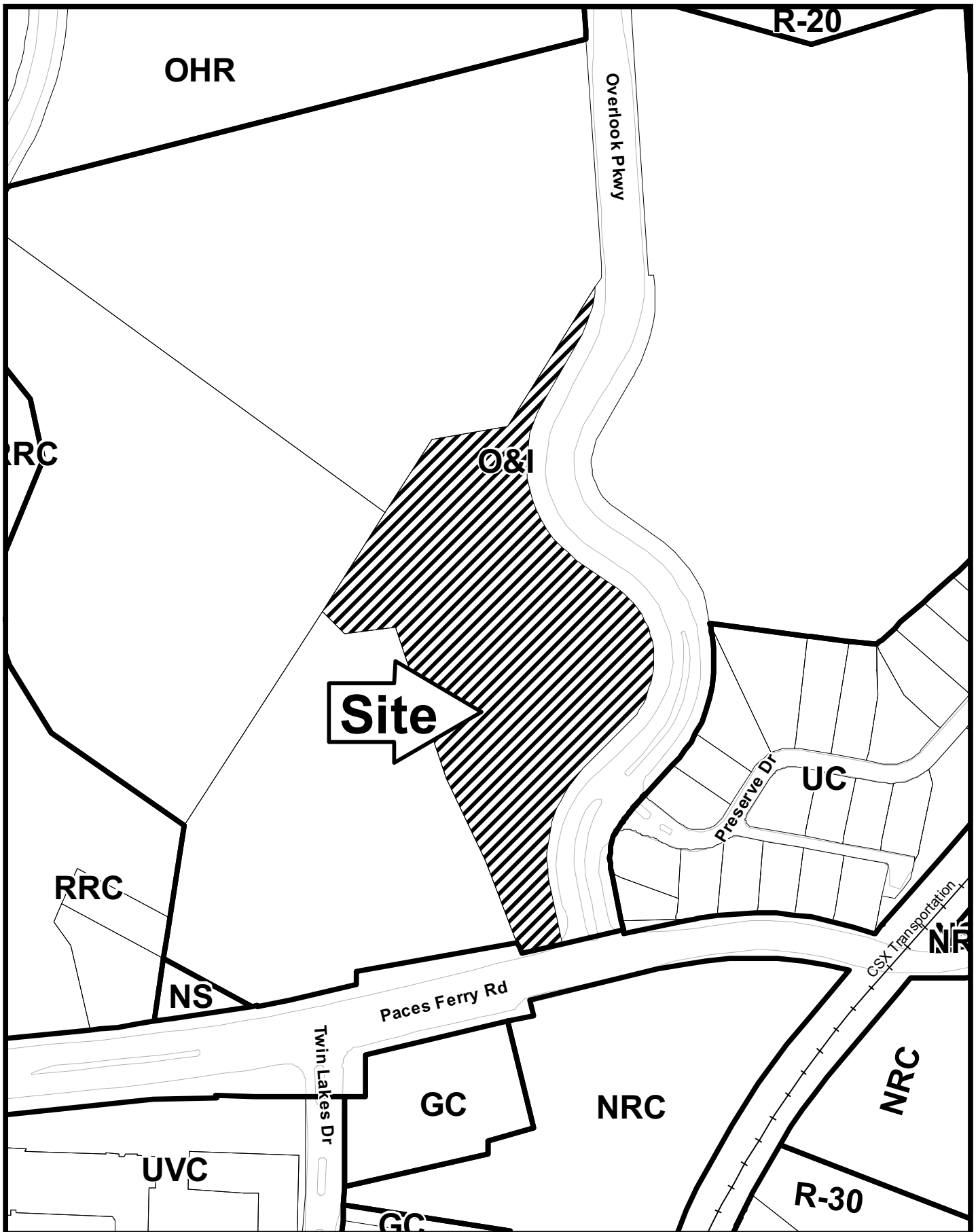
**SEWER:** No conflict.

**APPLICANT:** Vinings Overlook, LLC      **PETITION No.:** V-58

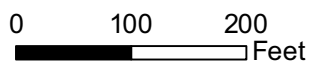
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**FIRE DEPARTMENT:** After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

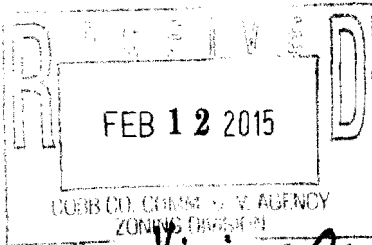
# V-58



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)

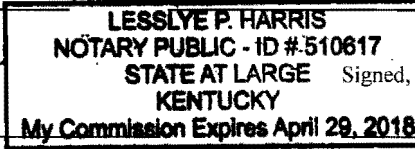
Application No. V-58  
Hearing Date: 4-1-15

Applicant Vinings Overlook LLC Phone # 270 791-2424 E-mail cre500@aol.com

David M. Chandler Address 2600 Chandler Drive, Bowling Green, KY 42104  
(representative's name, printed) (street, city, state and zip code)

[Signature]  
(representative's signature)

Phone # 270 791 2424 E-mail cre500@aol.com



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

My commission expires: 4.29.13

Titleholder Atlantic Capital Bank Phone # 404 995-6267 E-mail bob.cancelliere@atlcapbank.com

Signature \_\_\_\_\_ Address: 3280 Peachtree Rd NE, Atlanta, GA 30305  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property O-I (office institutional)

Location Intersection of Paces Ferry Road and Overlook Parkway  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 885 + 909 District 17<sup>th</sup> Size of Tract 3.14 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 X Topography of Property X Other X

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).

There are several encumbrances on the subject property limiting the building footprint size. The property is oddly shaped and the curvy road frontage to create unusable areas of the property, and is hampered by two 100' Georgia Power easements and a Colonial Pipeline easement. The property is also very steep having an elevation difference of over 76' within the 3.14 acres.

List type of variance requested: Variance to Cobb County Zoning Ordinance Sec. 134-215(7) maximum building height of 4 stories and 52 feet. Requesting variance in order to have 5 stories and approximately 100 feet for the hotel. A Courtyard Marriot Hotel is proposed for the property and the developer is respectfully requesting this variance due to limitations to the building footprint.

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