

RECEIVED
JUL 14 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Items Corresponding to Schedule B

UBBY Notes

Vicinity Map

Large Description

Miscellaneous Notes

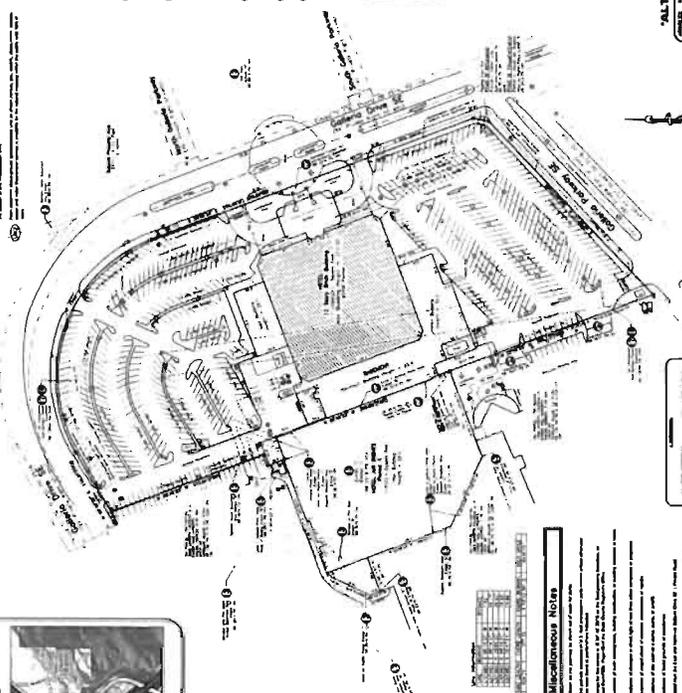
Statement of Encumbrances

Zone Information

Surveyor's Certification

ALTA/ACSM LAND TITLE SURVEY OF

LANDCO, L.P.



APPLICANT: IA Lodging Atlanta Waverly, LLC

PETITION No.: V-132

PHONE: 407-982-4145

DATE OF HEARING: 9-14-2016

REPRESENTATIVE: John H. Moore

PRESENT ZONING: GC

PHONE: 770-429-1499

LAND LOT(S): 947

TITLEHOLDER: IA Lodging Atlanta Waverly, LLC

DISTRICT: 17

PROPERTY LOCATION: On the north side of Galleria Parkway and Galleria Drive, east of Cobb Parkway and north of Akers Mill Road. (2450 Galleria Parkway).

SIZE OF TRACT: 7.92 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Waive the minimum number of parking spaces from the required 653 to 603.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



APPLICANT: IA Lodging Atlanta
Waverly, LLC

PETITION No.: V-132

COMMENTS

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

DEVELOPMENT & INSPECTIONS: No comments

SITE PLAN REVIEW: No comments

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: Staff has determined that the subject site is not within the boundaries of approved designed guidelines study areas; therefore does not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment

WATER: No conflict

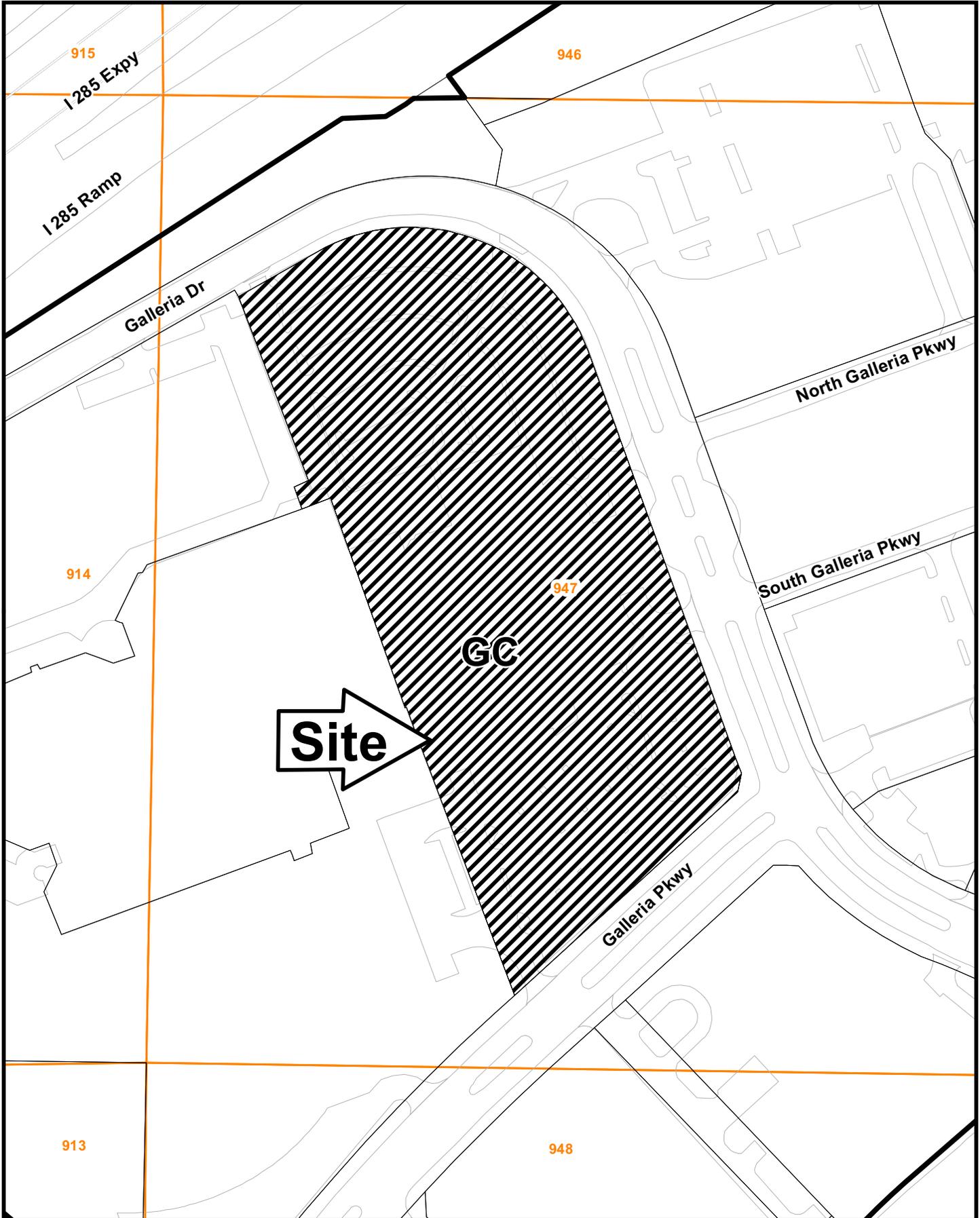
SEWER: No conflict

APPLICANT: IA Lodging Atlanta
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PETITION No.: V-132

FIRE DEPARTMENT: NO COMMENTS: 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.

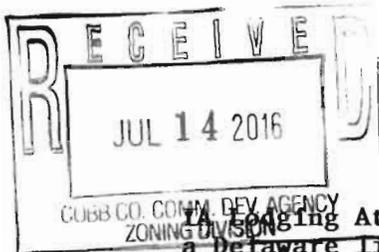
V-132-2016 GIS



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



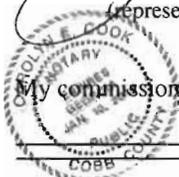
Application for Variance Cobb County

(type or print clearly)

Application No. v-132 (2016)
Hearing Date: September 14, 2016

Applicant IA Lodging Atlanta Waverly, L.L.C., a Delaware Limited liability company Phone # (407) 982-4145 E-mail cmcknight@xeniareit.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street
John H. Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800



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

My commission expires: January 10, 2019

Titleholder IA Lodging Atlanta Waverly, L.L.C., a Delaware Limited liability company Phone # (407) 982-4145 E-mail cmcknight@xeniareit.com
See Attached Exhibit "A" Address: Suite 1200, 200 South Orange Avenue
(attach additional signatures, if needed) (street, city, state and zip code) Orlando, FL 32801
c/o Xenia Hotels and Resorts

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property GC

Location Northwesterly intersection of Galleria Parkway and Galleria Drive
(street address, if applicable; nearest intersection, etc.) (2450 Galleria Parkway)

Land Lot(s) 947 District 17th Size of Tract 7.92± 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 X

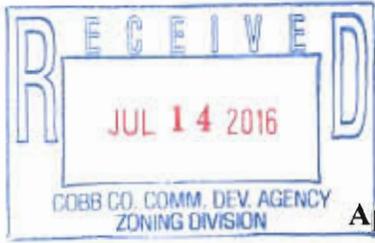
Does the property or this request need a second electrical meter? YES _____ NO X

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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of the required minimum parking spaces for hotel properties (1.25 spaces per unit) from 631 (as obtained through 1981 variance) to 603. (See § 134-272(5)(d)).

V-132
(2016)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 132 (2016)
Hearing Date: September 14, 2016

Applicant/Titleholder: **IA Lodging Atlanta Waverly, L.L.C.**,
a Delaware limited liability company

IA LODGING ATLANTA WAVERLY, L.L.C.,
a Delaware limited liability company
By: XHR LP, a Delaware limited partnership
its sole member
By: XHR GP, Inc., a Delaware corporation,
its general partner

By: 
Taylor C. Kessel, Senior Vice President and General Counsel

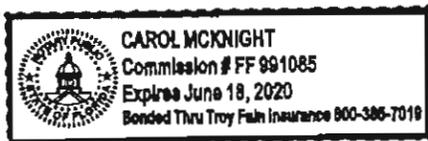
Address: c/o Xenia Hotels and Resorts
200 South Orange Avenue Suite 1200
Orlando, Florida 32801

Telephone No.: (407) 982-4145

Signed, sealed, and delivered
in the presence of:


Notary Public: Carol McKnight, State of Florida
Commission Expires: 6-18-2020

(Notary Seal)



V-132
(2016)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE



Application No.: V- 132 (2016)
Hearing Date: September 14, 2016

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: IA Lodging Atlanta Waverly, L.L.C.,
a Delaware limited liability company**

Please state what hardship would be created by following the normal terms of the ordinance:

IA Lodging Atlanta Waverly, L.L.C., as Applicant and Titleholder (hereinafter collectively "Applicant"), owns the real property located at 2450 Galleria Parkway, Land Lot 947, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"), upon which the Renaissance Atlanta Waverly Hotel & Convention Center (hereinafter "Renaissance Waverly") is located. The Subject Property is zoned to the General Commercial ("GC") zoning classification which allows for 1.25 parking spaces per unit. In or about 1981, a waiver was granted from the required 653 parking spaces to its current parking spaces of 631.

For the benefit of guests and clients of the Renaissance Waverly, Applicant desires to control access to hotel parking. The installation of gates will decrease the available parking by 28 spaces, thus leaving a total of 603 parking spaces available for the Subject Property. If the waiver of the required number of parking spaces is not granted, Applicant's Property may be subject to use by persons not in any way associated with the Renaissance Waverly, leaving its clients and guests without adequate parking and security.