

APPLICANT: The GC Net Lease (ATLANTA WILDWOOD I) INVESTORS, LLC
PHONE: 310-469-6134
REPRESENTATIVE: James L. Courson, III
PHONE: 770-490-9799
TITLEHOLDER: THE GC NET LEASE (ATLANTA WILDWOOD I) INVESTORS, LLC

PETITION No.: V-13
DATE OF HEARING: 02-15-2017
PRESENT ZONING: O&I, OHR
LAND LOT(S): 988
DISTRICT: 17
SIZE OF TRACT: 12.74 acres
COMMISSION DISTRICT: 2

PROPERTY LOCATION: Bounded on the north and south sides by Wildwood Parkway, east of Windy Hill Road
(4100, 4300 Wildwood Parkway)

TYPE OF VARIANCE: 1) Waive the front setback of the 4100 building from the required 50 feet to 40 feet; 2) waive the side setback of the 4100 building from the required 40 feet to 15 feet; 3) waive the rear setback along the new property line between the 4100 and 4300 buildings from the required 30 feet to 25 feet; and 4) waive the side setback along the new property line between the two (2) two-level parking decks, buildings 4100 and 4300 and the three-level parking deck from the required 15 feet to four (4) feet.

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

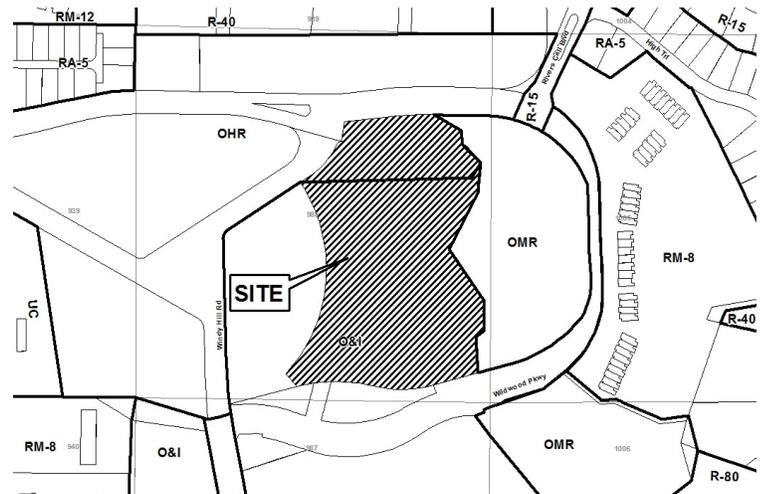
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: THE GC Net Least
(ATLANTS WILDWOOD
I) INVESTORS, LLC

PETITION No.: V-13

COMMENTS

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

DEVELOPMENT & INSPECTIONS: If the 4 foot setback is approved a fire seperation may be required by code. Plans will need to be provided to structural plan review to determine.

SITE PLAN REVIEW: No comment.

STORMWATER MANAGEMENT: No comments (existing conditions).

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 sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

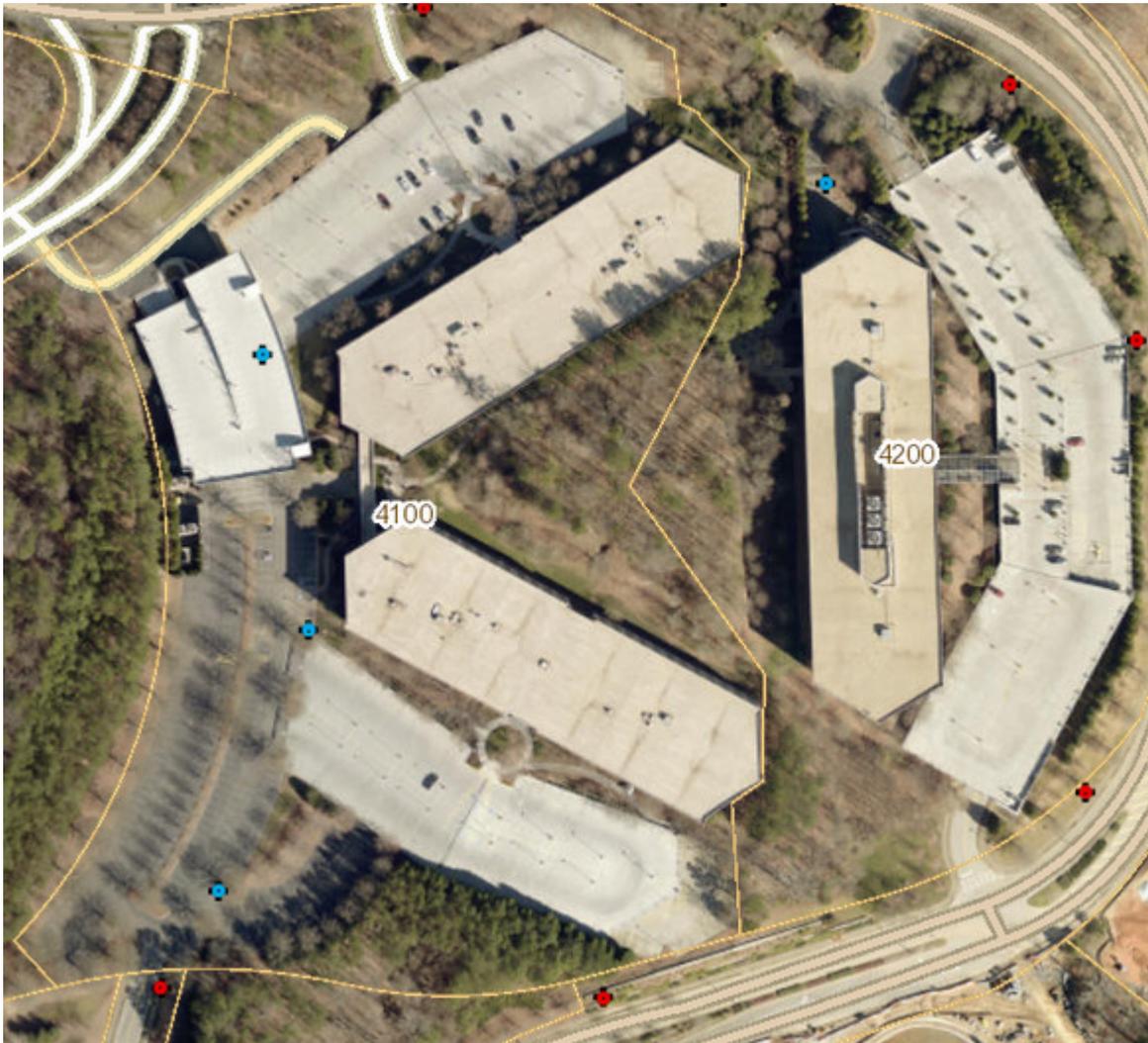
WATER: No conflict.

SEWER: No conflict. Requested variances do not impact sanitary sewer easement on north end of parcel.

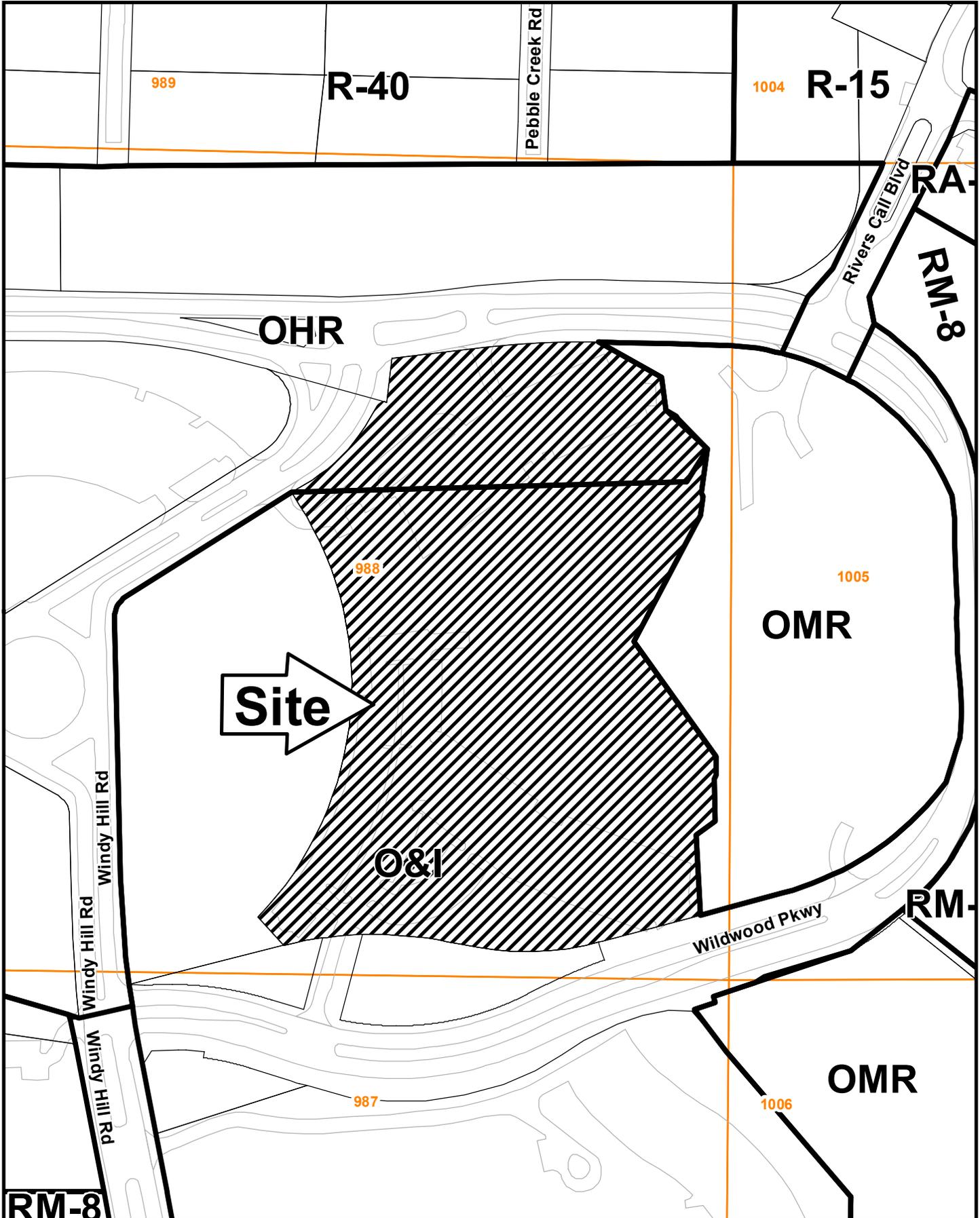
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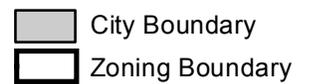
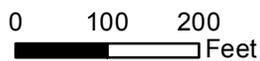
FIRE DEPARTMENT: UTILITY RESPONSIBILITY: It appears the fire line is shared amongst the multiple buildings. Please identify who is responsible for perpetual care of the existing fire line if the single parcel is split.

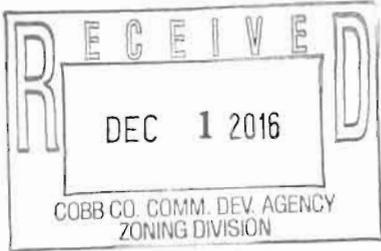


V-13-2017 GIS



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





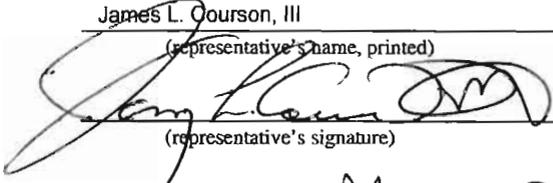
Application for Variance Cobb County

(type or print clearly)

Application No. V-13
Hearing Date: 2-15-2017

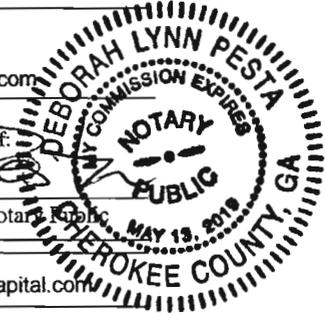
The GC Net Lease (ATLANTA WILDWOOD I)
Applicant INVESTORS, LLC Phone # 310-469-6134 E-mail wnessori@griffincapital.com

James L. Courson, III Address 6200 Longwood Chase Canton, GA 30115
(representative's name, printed) (street, city, state and zip code)

 Phone # 770-490-9799 E-mail jcourson@eisengr.com
(representative's signature)

My commission expires: May 13, 2019

Signed, sealed and delivered in presence of: Deborah Lynn Pesta
Notary Public



The GC NET LEASE (ATLANTA WILDWOOD I)
Titleholder INVESTORS, LLC Phone # 310-469-6134 E-mail wnessori@griffincapital.com

Signature see attached Address: 1520 E. Grand Avenue El Segundo, CA 90245
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: SEE ATTACHED

SEE ATTACHED

Notary Public

Present Zoning of Property 4100 Parcel is OHR & OI 4300 Parcel is OI

Location 4100 and 4300 Wildwood Parkway Wildwood Office Park
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 987, 988 & 1005 District 17/2 Size of Tract 12.74 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 _____ Other _____

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 ATTACHED SHEET FOR INFORMATION

List type of variance requested: Reduction of front building setback in the OHR zoned portion of the 4100 property, at the location shown on the Plot Plan, from 50 feet to 40 feet and a reduction of the side building setback, at the specific location shown on the Plot Plan, from 40 feet to 15 feet and a reduction of the rear building setback along the new property line between the 4100 and 4300 property, at the specific locations shown on the Plot Plan, from 30 feet to 25 feet.

Sheet 2 of Application for Variance for 4100/4300 Wildwood Parkway – Wildwood Office Park

The hardship that would be created by following the normal terms of the ordinance:

At the time of initial development, part of the site was zoned OI and part of the site was zoned OHR, but the county allowed the entire site to be developed under OI zoning conditions. The current owner wants to subdivide the site into three separate parcels, as shown on the Plot Plan, to separate the improvements on the 4100 and 4300 site, and to allow for the three level parking deck on the 4100 site to be extended, as shown on the Plot Plan. To subdivide the property, the county is now requiring that the improvements in the part of the 4100 site that is zoned OHR meet the OHR setback requirements. The internal property lines that will be created for the three parcels will create a violation of the OI zoning setbacks at the locations “shaded” on the Plot Plan. A variance, as outlined below, will be necessary to make the site zoning compliant:

- (1) to reduce the front building setback of the two level deck on the 4100 site from 50 feet to 40 feet at the specific location “shaded” on the Plot Plan;
- (2) to reduce the side yard setback at the northwest corner of the 4100 building from 40 feet to 15 feet at the specific area “shaded” on the Plot Plan;
- (3) to reduce the rear building setback line at the specific location noted on the Plot Plan at the rear corner of the 4100 and the 4300 buildings from 30 feet to 25 feet;
- (4) to reduce the side yard setback on either side of the property line between the two level parking deck and the three level parking deck on the 4100 site from 15 feet to 6 feet at the specific location shown on the Plot Plan;
- (5) to reduce the side yard setback on either side of the property line between the two level parking deck and the Future parking deck on the 4300 site from 15 feet to 4 feet at the specific location shown on the Plot Plan; and,
- (6) to reduce the side yard setback on the building side of the property line between the 4300 building and the parking deck, at the specific location shown on the Plot Plan from 15 feet to 12.8 feet at one building corner and from 15 feet to 12.2 feet at the other building corner.

[SIGNATURE PAGE TO VARIANCE APPLICATION]

The GC Net Lease (Atlanta Wildwood I) Investors, LLC,
a Delaware limited liability company

By: Griffin Capital Essential Asset Operating Partnership, L.P.,
a Delaware limited partnership, its sole member

By: Griffin Capital Essential Asset REIT, Inc.,
a Maryland corporation, its general partner

By: 
Name: **Michael J. Escalante**
President
Title: _____