





**APPLICANT:** Meadows and Ohly, LLC      **PETITION No.:** V-157

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** Recommend deceleration lanes on Atlanta Road for both entrances.

Recommend a FAA Study.

**DEVELOPMENT & INSPECTIONS:** No comment.

**SITE PLAN REVIEW:** No comment.

**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:** This property is located within the Atlanta Road Design Guidelines.

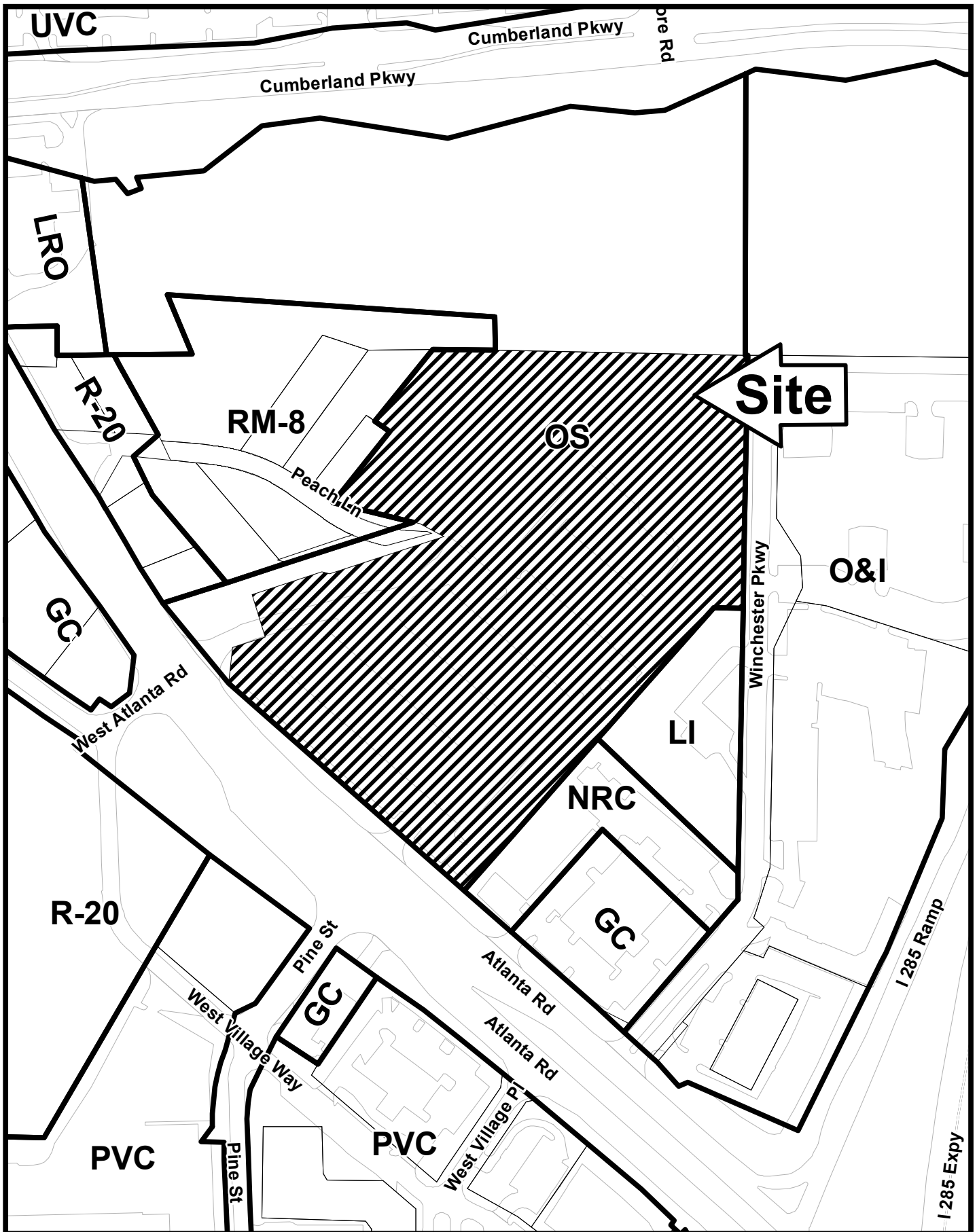
**CEMETERY PRESERVATION:** No comment.

**WATER:** No conflict

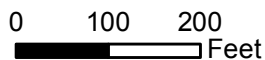
**SEWER:** Applicant should be aware of the CCWS sewer main traversing the site and the limitations on permanent structures near the easement, County Code 122-123. Sewer/easement relocation likely to be necessary at Plan Review.



**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-157



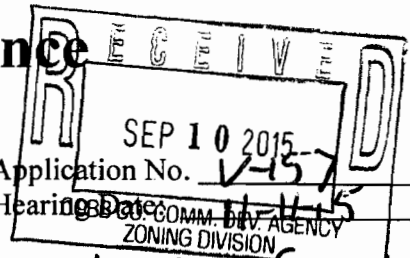
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

# Application for Variance Cobb County

(type or print clearly)



Applicant Meadows & Ohly, LLC Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

Address 275 Scientific Dr., Suite 1000  
(street, city, state and zip code) Peachtree Corners, GA 30092

Joseph S. Young  
(representative's name, printed)  
E-mail Same

Joseph S. Young  
(representative's signature)



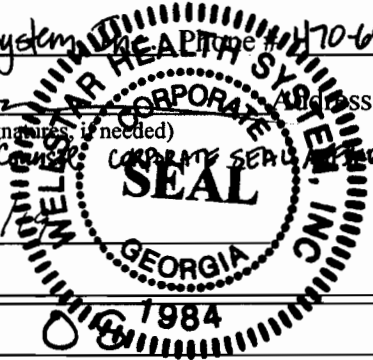
My commission expires: 4-3-16

Signed, sealed and delivered in presence of:  
Birdre Smathe  
Notary Public

Titleholder Wellstar Health System, Inc. Phone # 770-644-0201 E-mail bruce.dean@wellstar.org

Signature [Signature]  
(attach additional signatures, if needed)  
Address: 193 Sawyer Road, Marietta, GA 30062  
(street, city, state and zip code)

VP Real Estate and Deputy General Counsel  
My commission expires: 3/31/16  
SIGNED, SEALED AND DELIVERED IN PRESENCE OF:  
Hinda S. McCreesh  
2014 Notary Public



Present Zoning of Property \_\_\_\_\_  
Location 4441 Atlanta Rd. (Atlanta Rd & Pine St.) Parcel 17074800140  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 748 District 17<sup>th</sup>, 2<sup>nd</sup> sect. Size of Tract 9.8 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).

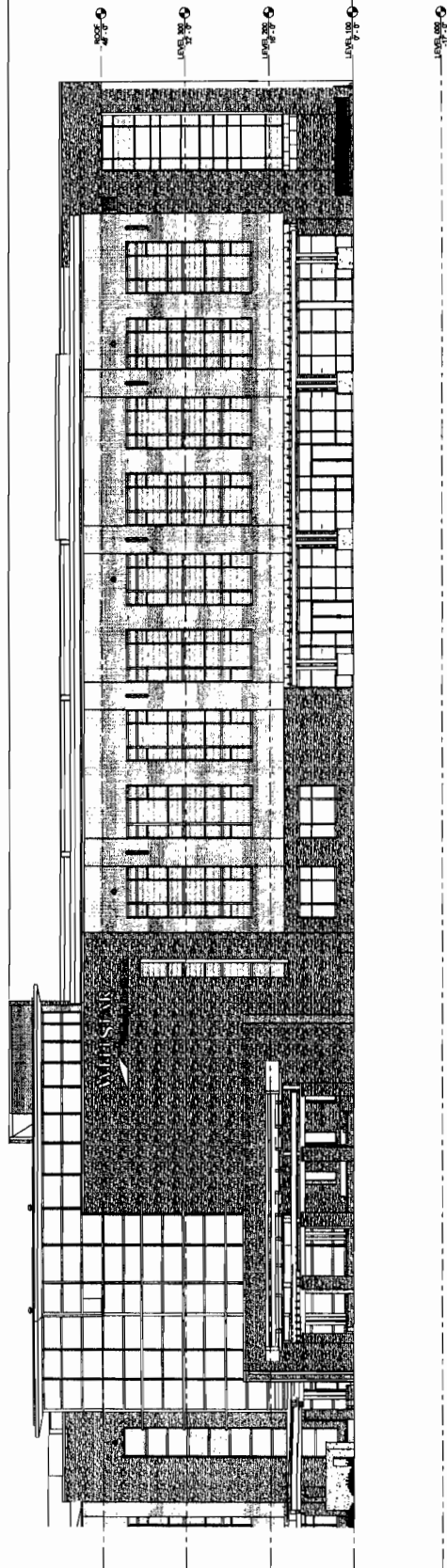
Wellstar's Health Park in Vinings has been designed to substantially match the Wellstar Health Park in East Cobb. The building design communicates brand awareness to the community. If the Health Park were limited to 52ft, substantial re-design would be required & brand awareness provided by matching Architecture would be limited.

List type of variance requested: Height Variance of 52 feet. The highest point of the project (as shown in the attached elevation) is 66 feet. The highest point to the underside of ceiling beams is 58 ft. 11 inches.

V-157  
(2015)

09/03/15

CDL



WELLSTAR HEALTH SYSTEM VININGS HEALTH PARK-PHASE 1

FRONT ELEVATION

RECEIVED  
 SEP 10 2015  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION