

V-92
(2016)



FAIRFIELD INN AND SUITES
2771 SPRING RD SE
SMYRNA, GA 30080

CONCEPT
SITE PLAN

DATE	DESCRIPTION
03/28/2016	
05	

40' INGRESS/EGRESS EASEMENT



n/f HARTZOG K.W./WENDY'S INTERNATIONAL
2808 SPRING ROAD

BUILDING LINE ABOVE

N52°59'53"E 185.00'

9'-18'

16

20'

51.3'

24'

5'-5" SIDEWALK

50' FRONT SBL

185.205.10'

RAMP DOWN

30' REAR SBL

39'

5'-5" SIDEWALK

185.205.10'

S52°59'53"W 185.00'

10' SIDE SBL

S37°01'17"E 132.00'

BOBIE COCHERE EXIT

ZONED: GC
SIX STORY HOTEL
72 ROOMS
79 PARKING SPACES
7971 SF



SITE LOCATION MAP (NTS)

n/f PALMER WILLIAM F AND TERESA J
BK 07724 PG 157

TRANSFORMER

GENERATOR

GRAPHIC SCALE



1" = 10' ±

ENGINEER
5041 THOMPSON BRIDGE RD
MARIETTA, GA 30064
CONTACT: 202.626.8000

OWNER/CLIENT
DANIEL V. LEBEL
PO BOX 8 PATTL
MARIETTA, GA 30064
CONTACT: 202.626.8000

MIN. BLDG AREA - 40 FEET
MIN. SETBACK - 10 FEET
REAR SETBACK - 30 FEET
MIN. BUILDING HT - 5 STORES

NOTES
PARKING REQUIREMENT FROM
MAX. OCC. PANTRY
PARKING REQUIREMENT - 72 SPACES
1 SPACED PER UNIT + 72 SPACES
PARKING SPACES PROVIDED = 79
INCLUDING 4 HANDICAP SPACES

NOTE
SITE ADDRESS - 117 ACRES
TOTAL LOT AREA - 109 AC
TOTAL LOT W/ADJACENTS = 32.34
MAX. FAR = 15.652
WETLANDS - 0 FT BUFFER
CEMETERIES - 0 ACRES
FLOODPLAIN - 0 ACRES
CURRENT ZONING - GC
PROPOSED USE - HOTEL SF
MIN. LOT SIZE - 20,000 SF
MIN. LOT WIDTH - 80 FT FROM P/L

MIN. BLDG AREA - 40 FEET
MIN. SETBACK - 10 FEET
REAR SETBACK - 30 FEET
MIN. BUILDING HT - 5 STORES

WINGATE
BHAGYALAXMI LLC
BK 13600 PG 4356

APPLICANT: Shaan Hospitality, LLC

PETITION No.: V-92

PHONE: _____

DATE OF HEARING: 07-13-2016

REPRESENTATIVE: Parks F. Huff, Esq.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 880

TITLEHOLDER: Shaan Hospitality, LLC

DISTRICT: 17

PROPERTY LOCATION: On an easement off of

SIZE OF TRACT: 0.56 acres

Spring Road

COMMISSION DISTRICT: 2

(2771 Spring Road).

TYPE OF VARIANCE: 1) Waive the maximum building height from four stories to six stories; 2) waive the front setback from the required 50 feet to 47 feet; 3) waive the rear setback from the required 30 feet to 10 feet; 3) waive the setback for a dumpster from the required five (5) feet to two (2) feet adjacent to the northern property line; 4) waive the maximum floor area ratio for retail uses from 0.25 to 0.33; amd 5) increase the maximum allowable impervious surface from 80% to 92.3%.

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

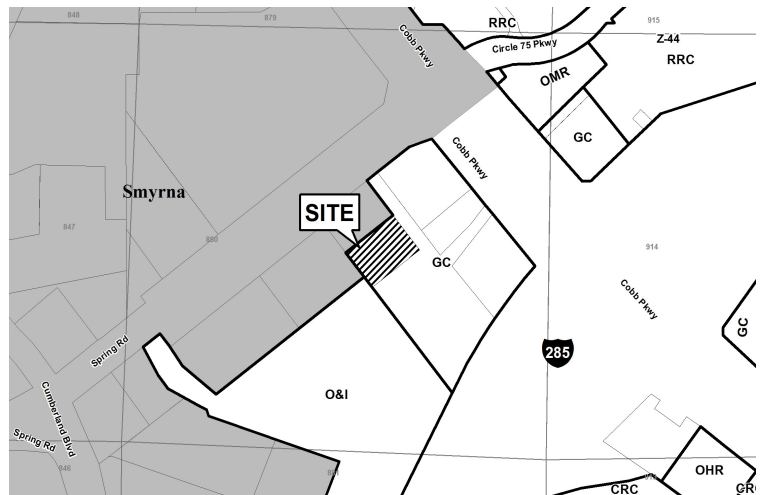
BOARD OF APPEALS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____



APPLICANT: Shaan Hospitality, LLC

PETITION No.: V-92

COMMENTS

TRAFFIC: Recommend a FAA study if proposed building height is 4 stories or more.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW:

STORMWATER MANAGEMENT: The existing site impervious coverage is approximately 80%. The proposed site plan will increase the impervious coverage by less than 700 sf to 83%. Since greater than 10,000 sf of the site will be disturbed, stormwater management will need to be provided.

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 for V-92.

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

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

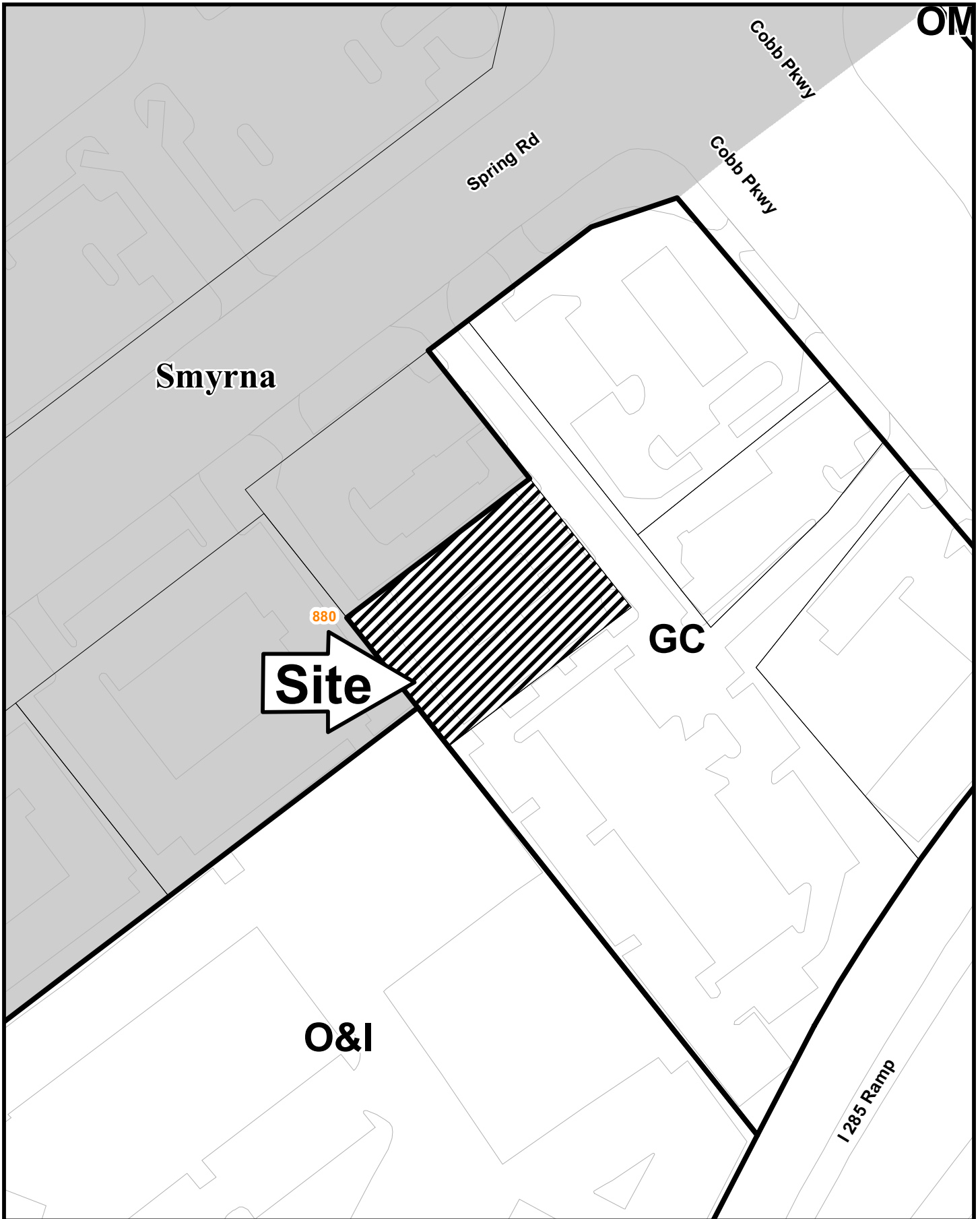
SEWER: No conflict.

APPLICANT: Shaan Hospitality, LLC

PETITION No.: V-92

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-92-2016 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- 92

Hearing Date: 7-13-16

Applicant Shaan Hospitality, LLC Phone # _____ E-mail _____

SAMS, LARKIN, HUFF & BALLI, LLP

by: Parks F. Huff, Esq.

Address 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

(street, city, state and zip code)

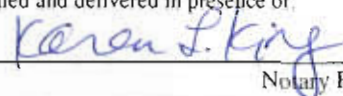


Phone # 770-266-7026 E-mail phuff@slhb-law.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: 2-27-19



Notary Public

Titleholder Shaan Hospitality, LLC Phone # _____ E-mail _____

Signature See Attached _____

(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 General Commercial

Location 2771 Spring Road, Smyrna, GA 30080

(street address, if applicable: nearest intersection, etc.)

Land Lot(s) 880 District 17th Size of Tract 0.5606 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 X Shape of Property _____ 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:

The property is a little over a half acre and is a redevelopment site within a Regional Activity Center (RAC). The proposed variances relate to the small tract and the more urban feel of the Platinum Triangle.

List type of variance requested: 1) Allow for a six story building instead of four - Sec. 134-191; 2) Allow an existing lot without road frontage - Sec. 134-227(4); 3) Reduce the front setback from 40 feet to 30 feet from the access easement - Sec. 134-227(4); 4) Increase the impervious surface from 80% to 92.3% - Sec. 134-227(13)(j); 5) Allow for an increased FAR of 15.6% - 134-227(13)(a)

V-92
(2016)
Exhibit

ATTACHMENT TO APPLICATION FOR REZONING

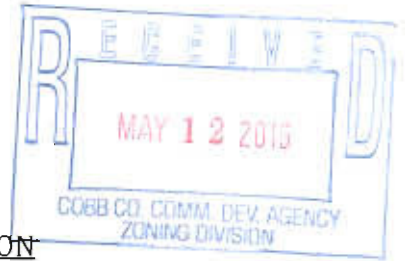
Application No.: V-_____

BZA Hearing Date: _____

Applicant: Shaan Hospitality, LLC

Titleholder: **Shaan Hospitality, LLC**

PIN#: 17088000120



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

R. Patel 5-11-16
Signature of Owner Date

Rushan Patel
Printed Name

Signature of Owner Date

Printed Name

Address: 637 Cobb Pkwy S

Marietta GA 30060

Telephone No.: (678) 592 0143

Karen L. King May 11, 2016
Signature of Notary Public Date

(Notary Seal)

