



**APPLICANT:** Jennifer Wohlers

**PETITION No.:** V-12

**PHONE:** 770-926-9914

**DATE OF HEARING:** 2-14-2018

**REPRESENTATIVE:** Michael Martin

**PRESENT ZONING:** O&I

**PHONE:** 770-591-1111

**LAND LOT(S):** 350

**TITLEHOLDER:** Wohlers Properties, LLC

**DISTRICT:** 16

**PROPERTY LOCATION:** On the west side of

**SIZE OF TRACT:** 0.52 acres

Canton Road and east side of Westchase Drive, north of

**COMMISSION DISTRICT:** 3

Coventry Drive

(3733 Canton Road).

**TYPE OF VARIANCE:** 1) Waive the front setbacks for a sign; 2) waive the required 62 feet from the centerline of an arterial road right-of-way to 52.52 feet from the centerline of an arterial road right-of-way; and 3) waive the required freestanding style type sign to allow a pylon sign as shown in the sign renderings provided.

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

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



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**COMMENTS**

**TRAFFIC:** Recommend monument signs be placed off the right-of-way.  
Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No comments.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** The subject site is in Canton Road Design Guidelines area; therefore, the applicant need to follow the standards in design guidelines. Inter-parcel access is required between commercial properties, so that the driveway connecting to the adjacent lot shall not be blocked.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

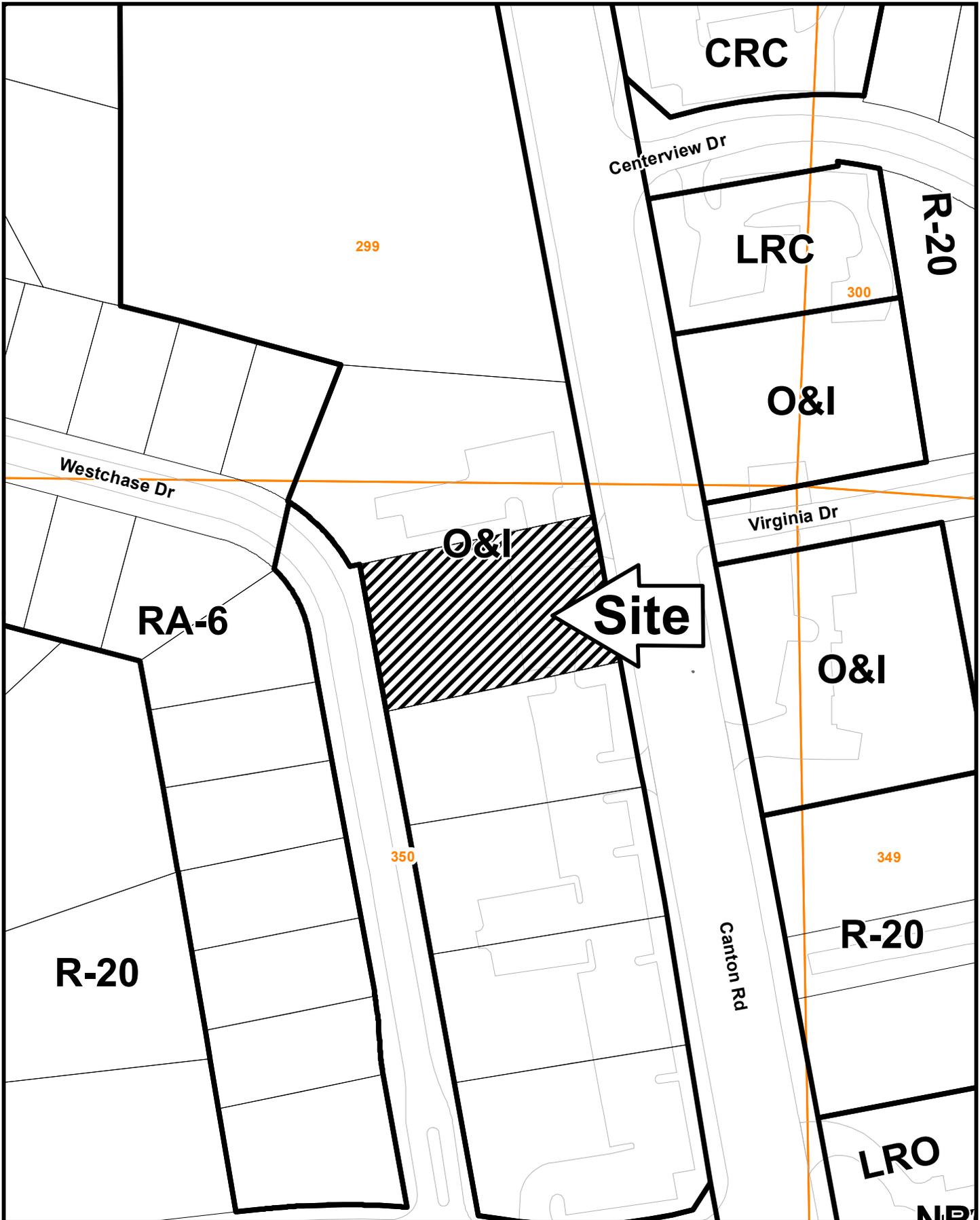
**SEWER:** No comments.

**APPLICANT:**     Jennifer Wohlers                          **PETITION No.:**     V-12    

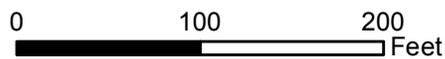
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**FIRE DEPARTMENT:** No comments.

# V-12 2018-GIS



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



- City Boundary
- Zoning Boundary

RECEIVED  
DEC 15 2017

# Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

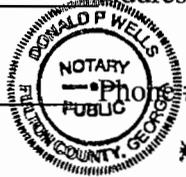
(type or print clearly)

Application No. V-12  
Hearing Date: 2-14-18

Applicant Jennifer Wohlers Phone # 770 986 9914 E-mail drwohlers@wohlersDentistry.com

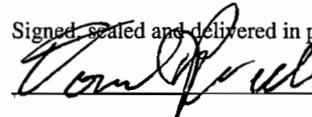
Michael Martin Address 3733 Canton Rd. Marietta GA 30066  
(representative's name, printed) (street, city, state and zip code)

  
(representative's signature)



Phone # 770 591 1111 E-mail Michael@onehour signs.com

Signed, sealed and delivered in presence of:



Notary Public

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

Titleholder Wohlers Properties, LLC Phone # 770 986 9914 E-mail sdhwohlers@gmail.com

Signature Jennifer Wohlers Address: 4610 Mount Paran Pkwy. Atlanta GA 30327  
(attach additional signatures if needed) (street, city, state and zip code)



Signed, sealed and delivered in presence of:

D Martin

Notary Public

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

Present Zoning of Property Commercial

Location 3733 Canton Rd. Marietta GA 30066  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 299, 350 District 16 Size of Tract 0.516 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.

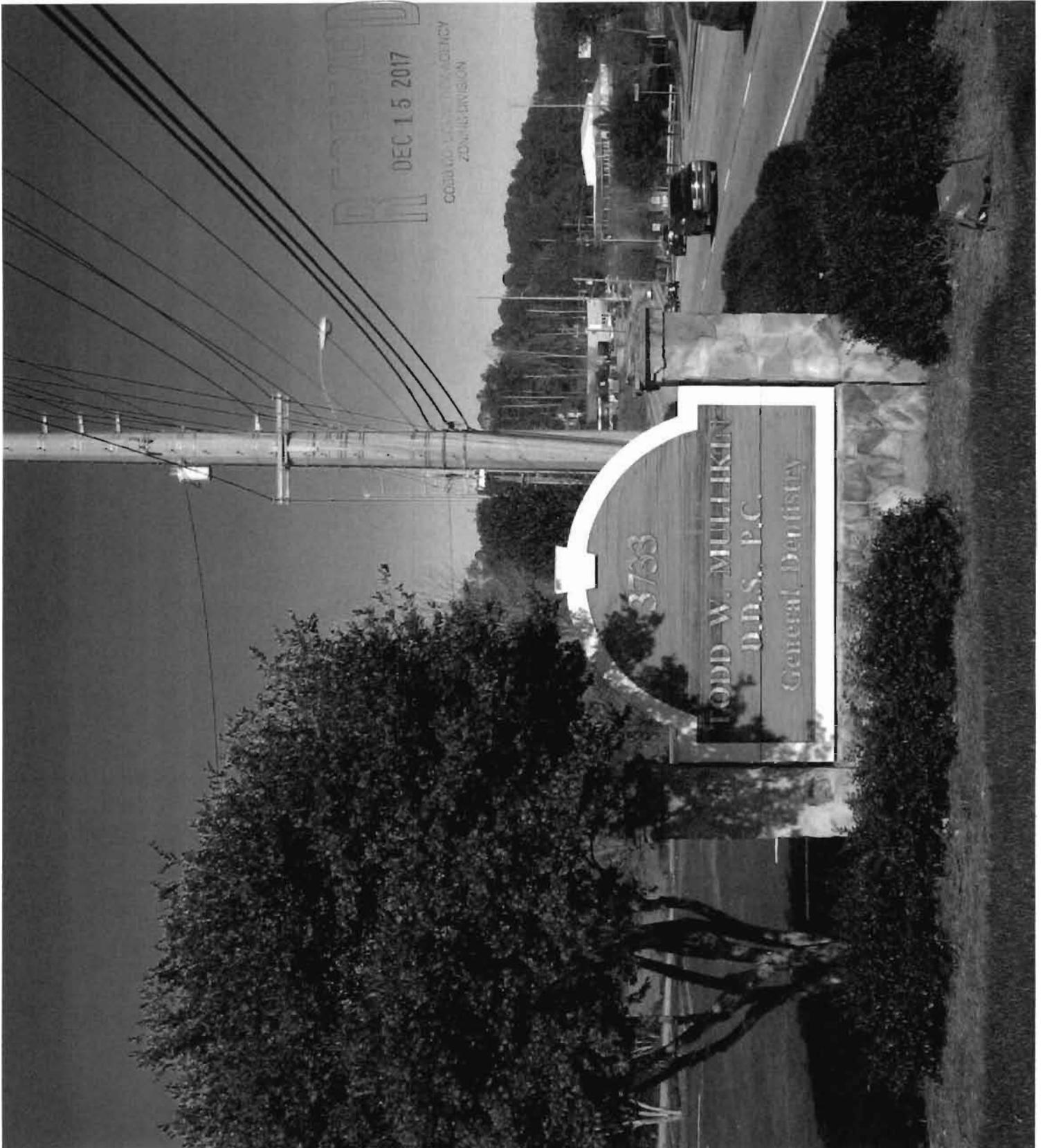
Size of Property 0.516 acre Shape of Property Rectangle Topography of Property Level Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

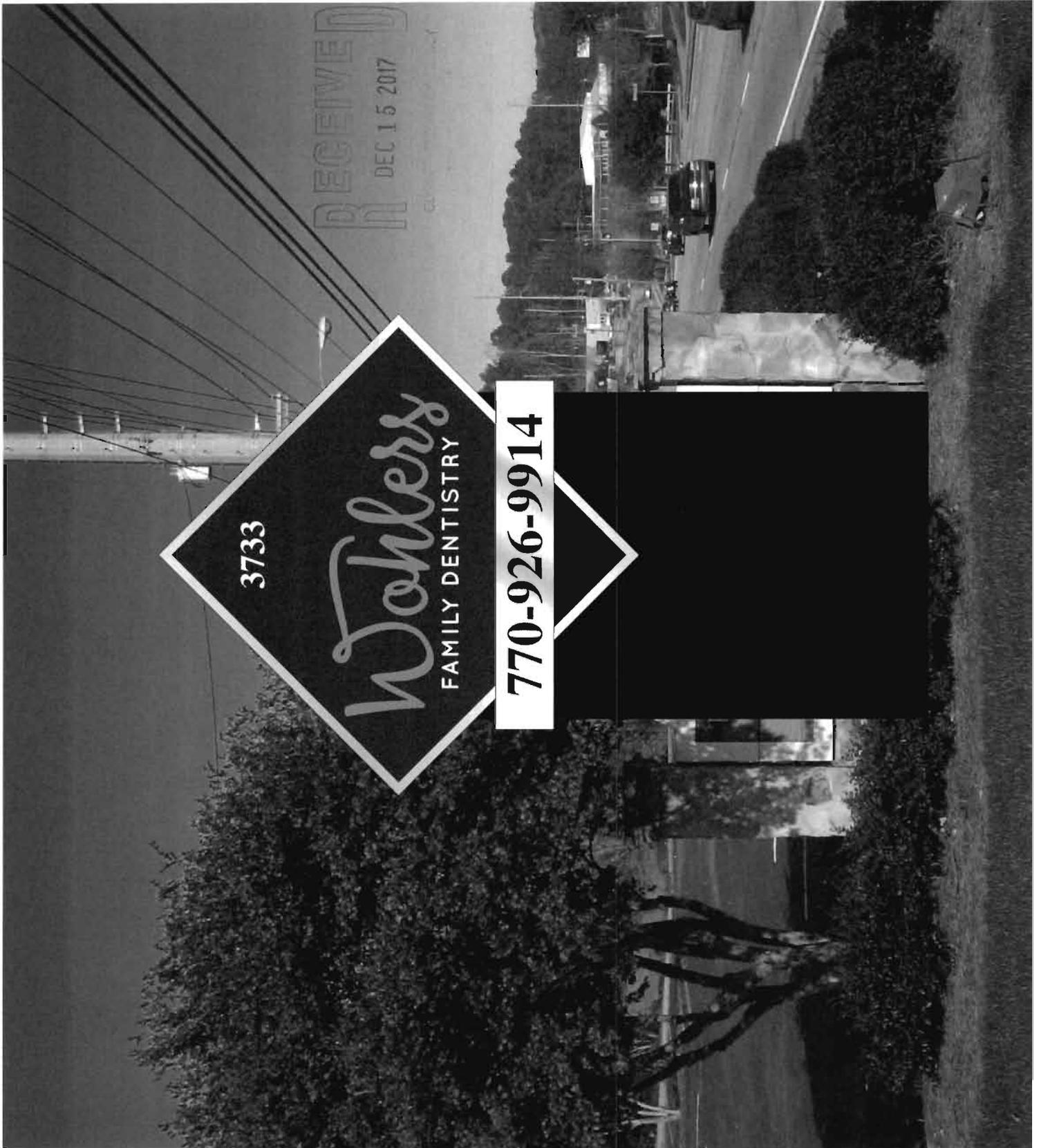
The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

Building the Sign at 62 feet from center line of road  
Will block the driveway connecting our lot to our neighbors lot.

List type of variance requested: Sign - Ground based Monument



V-12  
(2018)  
Exhibit



V-12  
(2018)  
Exhibit

