



**APPLICANT:** Carlton Walstad and Shannon Walstad

**PETITION No.:** V-95

**PHONE:** 404-934-6623

**DATE OF HEARING:** 10-10-2018

**REPRESENTATIVE:** Alan Wills

**PRESENT ZONING:** R-30

**PHONE:** 678-873-1860

**LAND LOT(S):** 4

**TITLEHOLDER:** Carlton K Walstad and Shannon C Walstad

**DISTRICT:** 1

**PROPERTY LOCATION:** At the northeast intersection of Willow Knoll Drive and Ponte Vedra Drive (4620 Ponte Vedra Drive).

**SIZE OF TRACT:** 0.59 acres

**COMMISSION DISTRICT:** 2

**TYPE OF VARIANCE:** Waive the rear setback from the required 40 feet to 30 feet.

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

**BOARD OF APPEALS DECISION**

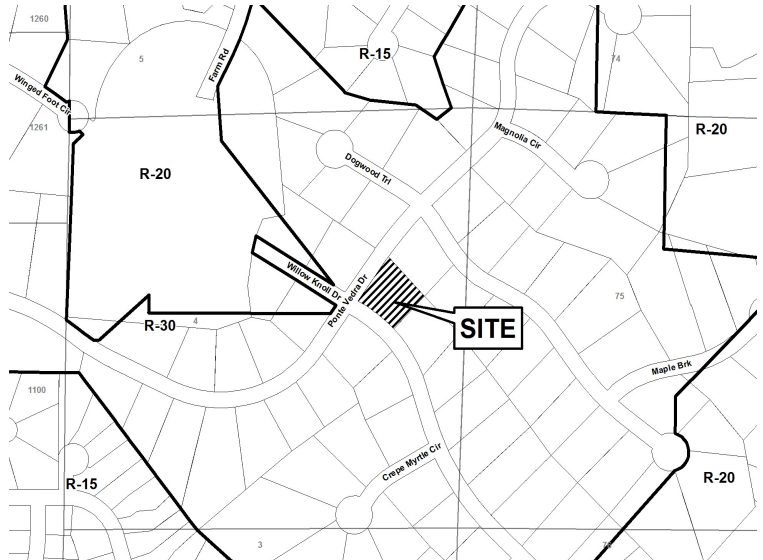
**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



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**COMMENTS**

**TRAFFIC:** Recommend driveway locations be a minimum (tangent) distance of 50 ft from the intersection of Willow Knoll Drive at Ponte Vedra Drive.

**DEVELOPMENT & INSPECTIONS:** No comments.

**SITE PLAN REVIEW:** If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

**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 for V-88 – V-98.

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

**CEMETERY PRESERVATION:** No comments.

**WATER:** No comments.

**SEWER:** No comments.

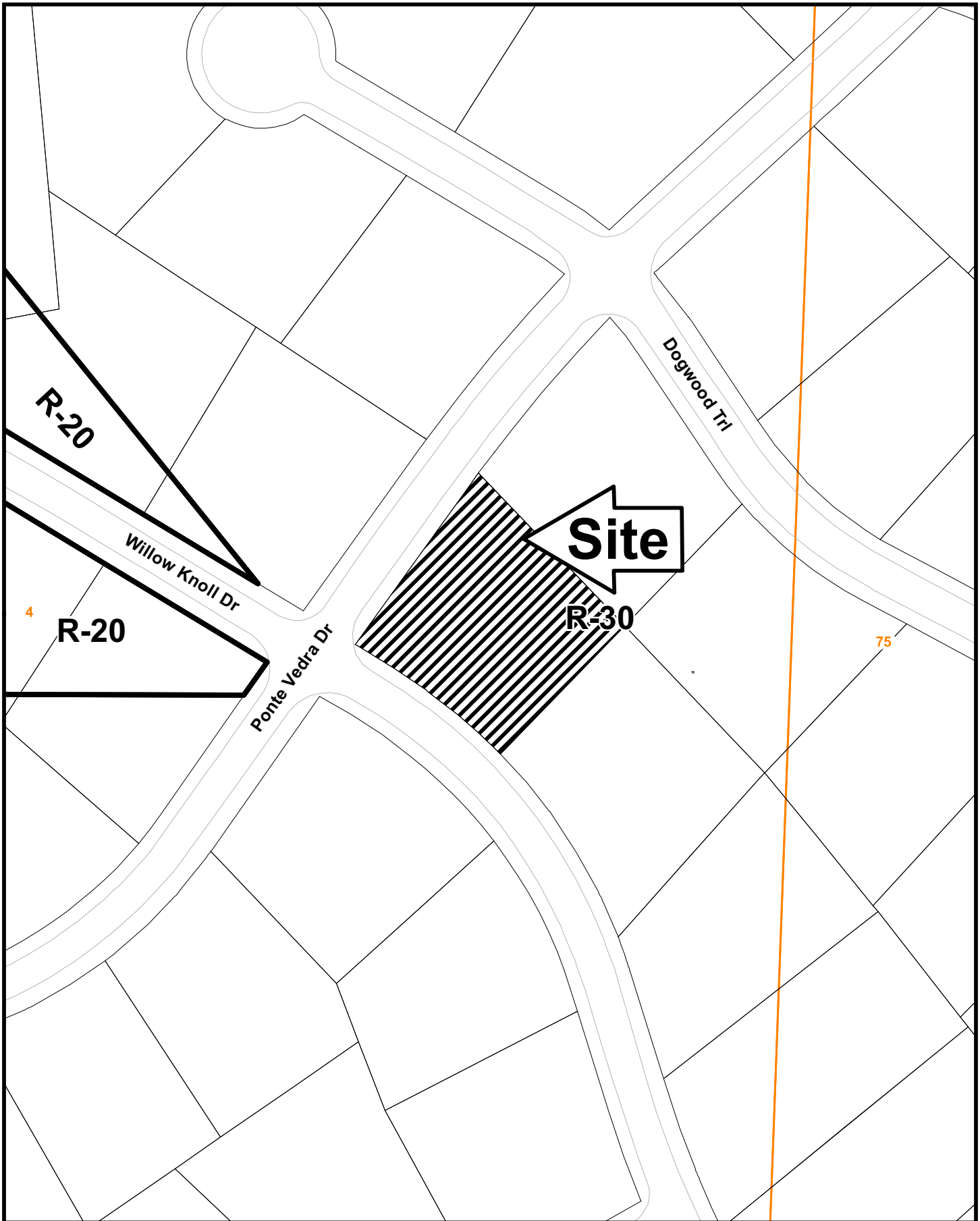
**APPLICANT:** Carlton Walstad and  
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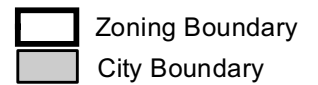
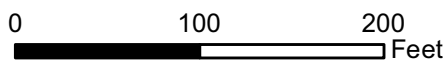
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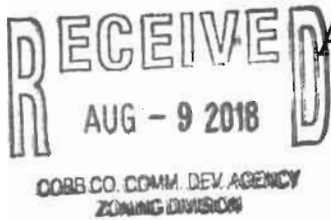
**FIRE DEPARTMENT:** No comments.

# V-95 2018-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)

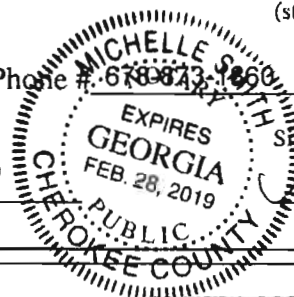
Application No. V-95  
Hearing Date: 10/10/18

Applicant Carlton and Shannon Walstad Phone # 404-934-6623 E-mail thewalstads@yahoo.com

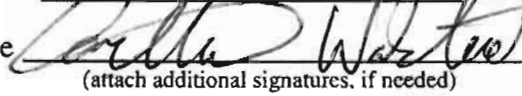
Alan Wills (representative's name, printed) Address 613 Club Lane (street, city, state and zip code)

 (representative's signature) Phone # 678-873-1860 E-mail alanwills@circlewconstruction.com

My commission expires: 2-28-2019 Signed, sealed and delivered in presence of: Michelle Smith Notary Public



Titleholder Carlton and Shannon Walstad Phone # 404-934-6623 E-mail thewalstads@yahoo.com

Signature  (attach additional signatures, if needed) Address: 4620 Ponte Vedra Dr., Marietta, GA 30067 (street, city, state and zip code)

My commission expires: 10/24/2021 Signed, sealed and delivered in presence of: Ula... Notary Public



Present Zoning of Property R-30

Location 4620 Ponte Vedra Dr. / 545 Willow Knoll Dr. (street address, if applicable; nearest intersection, etc.)

Land Lot(s) 4 District 1st Size of Tract .59 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 Corner Lot

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 (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to current setback requirements for corner lots the applicant will have to increase the rear setback from the current 12' to 40'. The plot recorded on 7/20/1973 shows a rear setback of 12'. The current house that is going to be demolished is only 14' from the rear property line.

Applicant is asking for the rear setback to be 30'. If approved, that will double the distance of the new house from the rear property line.

List type of variance requested: 1) Waive rear setback from 40' to 30'