

**Variance Application****VAR-24-27**

Submitted On: Apr 1, 2024

**Applicant** John Bradford 16783438939

@ ridgecrestventures@yahoo.com

**Primary Location**

3282 PINETREE DR SE

SMYRNA, GA 30080

**Applicant Information****First Name**

Stephen

**Last Name**

Douglas

**Street Address**

3282 Pinetree Drive SE

**City**

SMYRNA

**State**

GA

**Zip Code**

30080

**Email**

sedouglassjr@gmail.com

**Phone Number**

5044155762

**Are you the titleholder of the subject property?**

Yes

**Property Information****Property Address**

3282 Pinetree Drive SE

**Description of Requested Variances**

501.11 The size of the accessory structure will not exceed 1/4th the total square footage of the principle building. The height shall not exceed 15 feet. Detached Structures Height Variance and Percentage of Main Dwelling. Decrease the allowable side setback for structures from 12' to 9' on the right side of property...See

**Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.**

--

**Comprehensive Narrative**

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the

variance is sought.

4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.**

The Douglass Family is in need of additional square footage and garage space for living. The space will be utilized for expanding family, housing guests and home office. The attached structure had a height and percentage of dwelling variance issued to previous homeowner, but the parameters have changed and become larger. The side setback is necessary to allow access to the detached garage upstairs.

## **Acknowledgement**

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

**Applicant Signature:**

true

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**NOTIFICATION OF CONTIGUOUS OCCUPANTS  
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified at \_\_\_\_\_

Stephen and Noelle Douglass

Intends to make an application for a variance for the purpose of \_\_\_\_\_

The addition of carriage house to 3282 Pinetree Dr SE

\_\_\_\_\_ on the premises described in the application.

**NAME**

**ADDRESS**

Ben and Katie Ferris

3272 Pinetree Dr. SE Smyrna, GA 30080

Todd and Melinda Servick

3269 Pinetree Dr. SE Smyrna, GA 30080

4/1/24

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. You may also provide certified mail receipts of notification letters sent to adjacent properties. Notification letters shall include a description of the requested variance, the License and Variance Board Meeting date and time, and a copy of the completed variance application. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.



ACCOUNT ENDING - 12002

American Express Gold Card

CARD MEMBER

NOELLE DOUGLASS

DATE	DESCRIPTION		AMOUNT
Apr 3	THE UPS STORE	THE UPS STORE SMYRNA GA	\$57.92
	3316-A SOUTH COBB DR	Will appear on your Apr 19, 2024 statement as THE UPS STORE SMYRNA GA	
	SMYRNA	CARD	
	GA	NOELLE DOUGLASS	
	30080	MEMBERSHIP REWARDS POINTS	
	(770) 432-8203	1X on Other purchases	58
	www.theupsstore.com	ADDITIONAL INFORMATION	
		387100955 1079-POS1079A-16930080	

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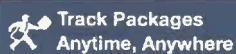
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April 8, 2024, 12:11 pm

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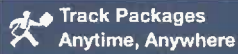
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Activity	Posted	Entered	Reference #	Paid By/Reference	Amount
Payment	1/24/2024	1/24/2024	3320428	Stephen Douglass	\$1,327.61
Adjustment	11/20/2023	11/20/2023	298768		\$0.00
Abatement	9/17/2023	9/18/2023	6541	HOMEOWNER TAX RELIEF GRANT	(\$161.82)



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### Owner Information

DOUGLASS STEPHEN & NOELLE  
3282 PINETREE DR SE  
SMYRNA, GA 30080

### Payment Information

Status **X Unpaid**  
Last Payment Date 10/13/2023  
Amount Paid \$4,540.27

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### Property Information

Parcel Number 17055700460  
Acres 0  
Assessed Value \$277,468  
Fair Market Value \$693,670  
Tax District 6 - City of Smyrna  
Homestead Exemption 111 Basic

### Bill Information

Record Type Parcel  
Bill Type Original  
Tax Year 2023  
Due Date 10/15/2023

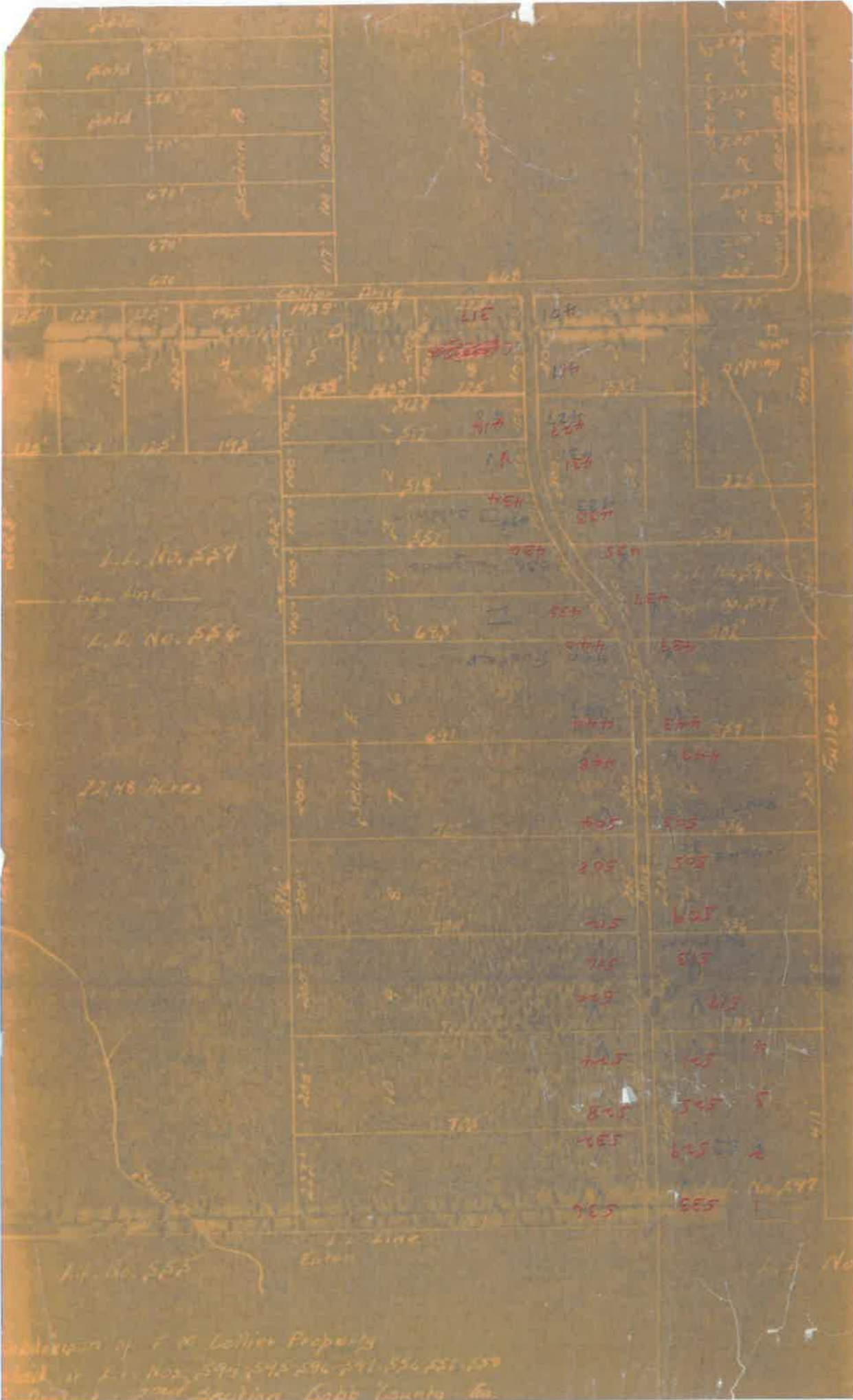
### Taxes

Base Taxes \$5,766.54  
Appeal Amount \$4,540.27  
Good Through 04/15/2024  
Balance Due \$1,358.40

Under Appeal, Not Finalized

### Property Address

3282 PINETREE DR SE





Lot No. 5, F. M. Collier  
subdivision



L.L. No. 547  
L.L. No. 548

Property of Frank M. Collier, Jr.  
Located in L.L. No. 547, 1935 District  
2nd Section Cobb County - Ga.  
T. R. Smith, Jr. Surveyor  
Sept. 25, 1935  
1 ft. of all lot corners

Signed: \_\_\_\_\_  
Commissioner Roads & Revenues  
Cobb County

I, Frank M. Collier, Jr., owner of the property  
shown & described herein hereby certify this  
plan for, submit & dedicate the roads to  
public use.

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Owner

Cobb County Engineer

Signed: \_\_\_\_\_