



## License and Variance Board Meeting - Final

February 14, 2024  
10:00 AM

- 
- G. V24-001** Public Hearing - Variance Request - V24-001 - Allow new construction on lot of record below minimum requirements - Land Lot 452 - 3220 Ridgecrest Road - Jordan Deeney



# City of Smyrna

## Issue Sheet

A Max Bacon  
City Hall  
2800 King Street  
Smyrna, GA 30080

File Number: V24-018

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**Agenda Date:** 2/14/2024

**In Control:** License and Variance Board

**File Type:** Variance Item

**Agenda Section:**  
Formal Business

**Agenda Number:** G

**Department:** Community Development

**Agenda Title:**

Public Hearing - Variance Request - V24-001 - Allow new construction on lot of record below minimum requirements - Land Lot 452 - 3220 Ridgecrest Road - Jordan Deeney

***Ward 3 Councilmember - Travis Lindley***

**ISSUE AND BACKGROUND:**

The applicant is requesting approval for two variances to build a new single-family home at 3220 Ridgecrest Road on a substandard lot. Section 1208 requires a variance to build on a lot of record below minimum requirements whereas Section 801 requires a side setback of 10 feet in the R-15 zoning district.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the City's minimum lot area and setback requirements established for the R-15 zoning district. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the lot size and setback encroachment will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT

### MEMORANDUM

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To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director  
Caitlin Crowe, Planner I

Date: January 24, 2024

**RE: VARIANCE CASE V24-001**  
**3220 Ridgecrest Road – Allow new construction on lot of record below minimum requirements**

**VARIANCE CASE V24-002**  
**3220 Ridgecrest Road – Reduce the southern side setback from 10 feet to 8.9 feet**

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#### BACKGROUND

The applicant is requesting approval for two variances to build a new single-family home at 3220 Ridgecrest Road on a substandard lot. Section 1208 requires a variance to build on a lot of record below minimum requirements whereas Section 801 requires a side setback of 10 feet in the R-15 zoning district.

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#### ANALYSIS

The subject parcel is a 0.27-acre lot located on the west side of Ridgecrest Road, at the intersection of Ridgecrest Road and Ridgecrest Drive (see Figure 1). The subject parcel and all adjacent parcels are zoned R-15 and are all occupied by detached single-family homes, with the exception of the property to the west, which is occupied by a church. The subject parcel is located within the Smyrna Heights Subdivision, which was platted in 1951, prior to the current Zoning Ordinance, which was implemented in 1976.

The applicant is proposing to demolish the existing 952 square foot home and build a new 2,935 square foot two-story single-family home which will consist of 4 bedrooms and 3 bathrooms. The façade will be brick on the front and hardiplank on the sides and rear. Since the subject property is only 11,761 square feet while the R-15 Zoning District requires lots to be a minimum of 15,000 square feet, a variance must be acquired prior to construction. Since the subject property is an existing lot of record, originally filed for platting in 1951, the hardship is not self-created. Additionally, as noted above, the former one-story structure was 952 square feet while the minimum house size of R-15 is 2,000 square feet. Since the new home will be 2,935 square feet, the home will be brought into compliance with the R-15 floor area requirement.

The applicant is proposing to maintain the existing footprint of the home and driveway to minimize land disturbance to the property, which is almost directly in the middle of the narrow lot. As part of the new construction, the applicant is proposing to add a 12.9-foot wide one-car

## VARIANCE CASE V24-001 & V24-002

January 24, 2024

Page 2 of 6

garage to the southern side of the home to provide some covered parking for the property, which currently does not have a garage or carport of any kind. The applicant reduced the width of the garage as much as possible to try to adhere to the 10-foot side setback while maintaining the required width for a single car. Even with the consideration for the setback, the garage is encroaching into the side setback by 1.1 feet. However, due to the existing driveway location, the most logical area to put the garage is within the side setback so the hardship is not self-created. A similar variance request was approved next door at 3212 Ridgecrest Road in 2021 (V21-039) and across the street at 985 Ridgecrest Drive in 2005 (V05-051).

The subject property is unique in that it has less square footage than what the R-15 zoning district requires; the hardship is not self-created as the property is an existing lot of record. The setback variance requested is the minimum variance needed to build a new single-family home on the subject property with minimal land disturbance. At the time of this report, Community Development has not received any calls in opposition to the request.

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### STAFF COMMENTS

The applicant is requesting to deviate from the City's minimum lot area and setback requirements established for the R-15 zoning district. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the lot size and setback encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure - 1

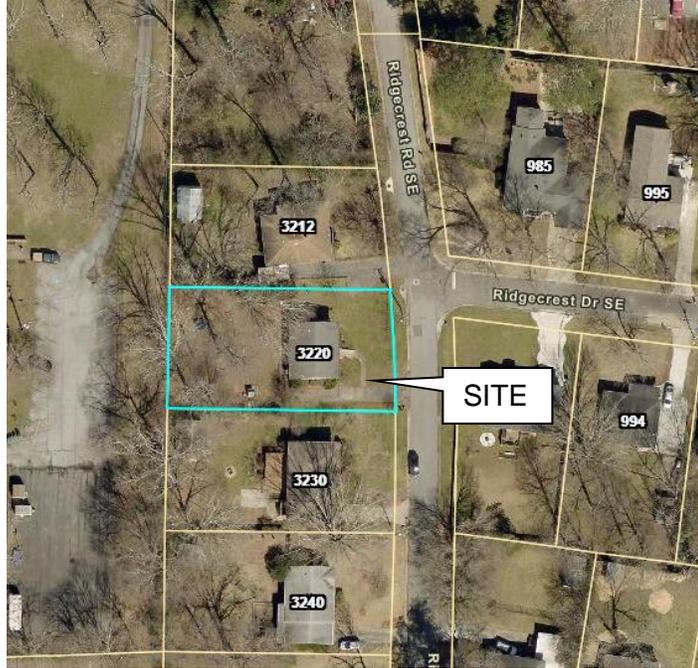
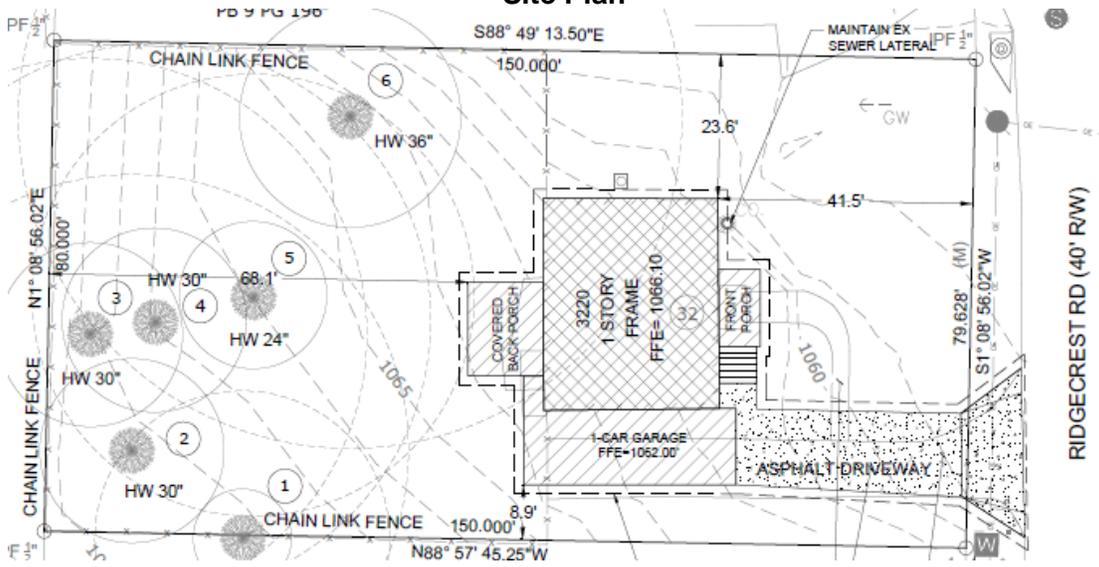
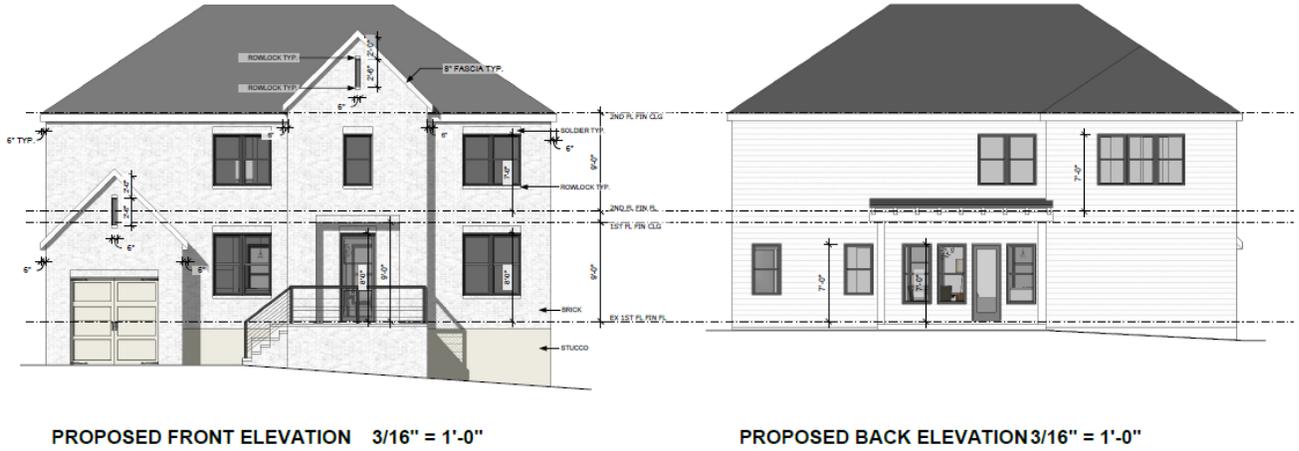


Figure - 2  
Site Plan



**Figure – 3**  
**Front & Rear Building Elevations**



**Figure – 4**  
**Subject Property**



**Figure – 5**  
**Adjacent Property to the South**



**Figure – 6**  
**Adjacent Property to the North**



**Figure – 7**  
**Adjacent Property across Ridgecrest Road**



# 3220 RIDGECREST RD SMYRNA GA 30080

## SCOPE OF WORK

COMPLETE REMODEL OF THE EXISTING HOUSE, ADD A SECOND FLOOR, NEW FRONT PORCH AND A NEW PATIO.

## OWNER OF RECORD

JORDAN DEENEY

## DRAWING NOTES

DOCUMENT SET ISSUANCE NOTE:  
ALL SHEETS RELEASED ARE PRINTED ON 18" X 24" SIZED WHITE SHEETS. DO NOT SCALE DRAWINGS. IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR AND/OR DESIGNER IF YOU ARE WORKING OFF SET SMALLER THAN 18" X 24" SIZE. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS BEING PERFORMED OFF OF THE MOST CURRENT DRAWINGS ISSUED. VERIFY DRAWINGS THAT ARE BEING USED ARE THE MOST CURRENT RELEASE BY COMPARING THE DATES LISTED ON THE TITLE BLOCK OF THE COVER SHEET WITH THE DATES LISTED IN THE TITLE BLOCK OF EACH INDIVIDUAL SHEET. IF THE DATES DO NOT MATCH THEN YOU ARE NOT WORKING FROM THE MOST CURRENT ISSUED DRAWING.  
ALL DIMENSIONS ARE TO THE FINISHED SURFACE.

## CODE COMPLIANCE INFORMATION

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)

INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

NFPA 101 LIFE SAFETY CODE 2018 EDITION WITH STATE AMENDMENTS (2020)

2020 NATIONAL ELECTRICAL CODE (NEC)

## GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATION, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
- SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO IMOD DESIGN FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDINGS. CONSULT LOCAL ENGINEERS FOR PROPER FOOTING AND REINFORCING SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATION, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.

## GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
- ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
- ALL HEADERS SHALL BE 2-2X10'S WITH ½" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
- FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
- PROVIDE 1X4 CROSS BRIDGING AT MID-POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
- ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH ½" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8D COMMONS AT 6" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
- ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
- PROVIDE DOUBLE 2X8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
- PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
- HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RATERS.
- ROOF DECKING SHALL BE ½" CDX PLYWOOD MINIMUM.
- WHERE PRE-ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEERS IN STATE IN WHICH WORK IS TO BE PERFORMED.
- ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED CARRY LOAD.
- ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODE.
- ALL SOLID FRAMINGS, COLUMNS, BEAMS, ETC., TO BE DESIGN BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
- ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.

## SQUAREFOOTAGE & FAR

	EX FLOOR AREA	PROPOSED 1ST FLOOR AREA	PROPOSED 2ND FLOOR AREA	1-CAR GARAGE	FRONT PORCH	PATIO
	952	1136	1411	297	91	184
GROSS FLOOR AREA	2547					

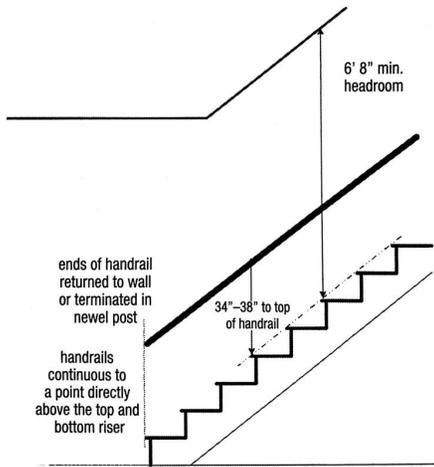
## INDEX

- EXISTING AND PROPOSED FIRST FLOOR PLAN
- PROPOSED SECOND FLOOR PLAN, ROOF PLAN
- FIRST AND SECOND FLOOR REFLECTED CEILING PLAN
- EXISTING AND PROPOSED FRONT AND BACK ELEVATION
- EXISTING AND PROPOSED LEFT AND RIGHT ELEVATION
- WALL SECTIONS AND DETAILS
- 3D VIEWS

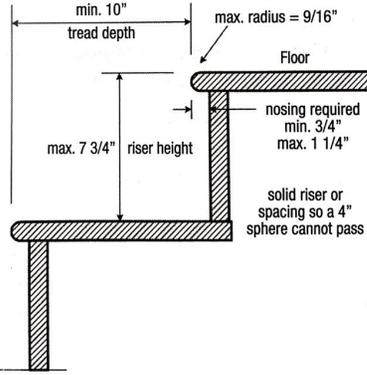


## CONTACT INFORMATION

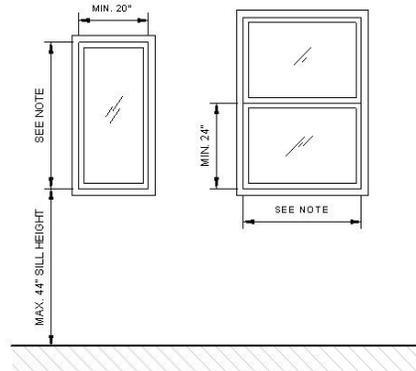
OWNER: , TEL:  
CONTRACTOR: , TEL:  
DRAWN BY: HUNG SHAR, TEL: 404-718-0251, EMAIL: hungshar@gmail.com  
ENGINEER: , TEL:



**TYPICAL STAIR DETAIL  
NOT TO SCALE**

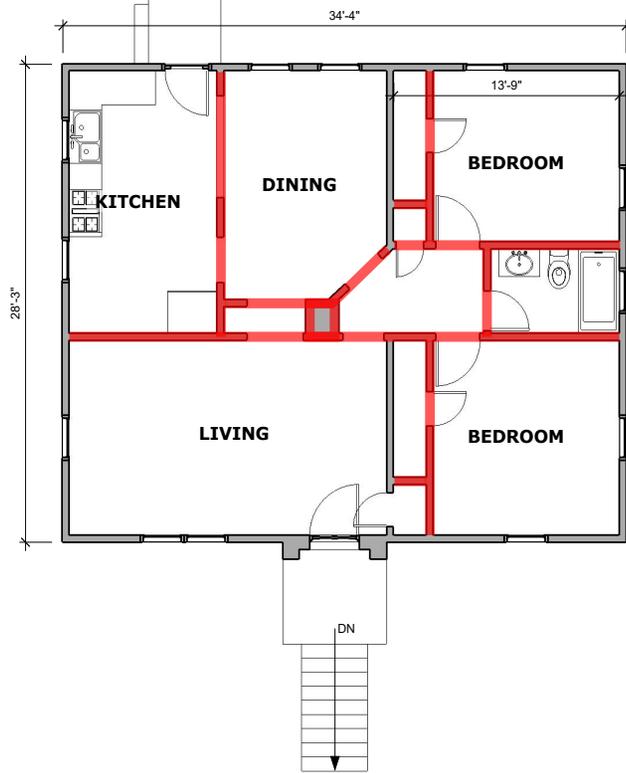


**TYPICAL STAIR DETAIL  
NOT TO SCALE**

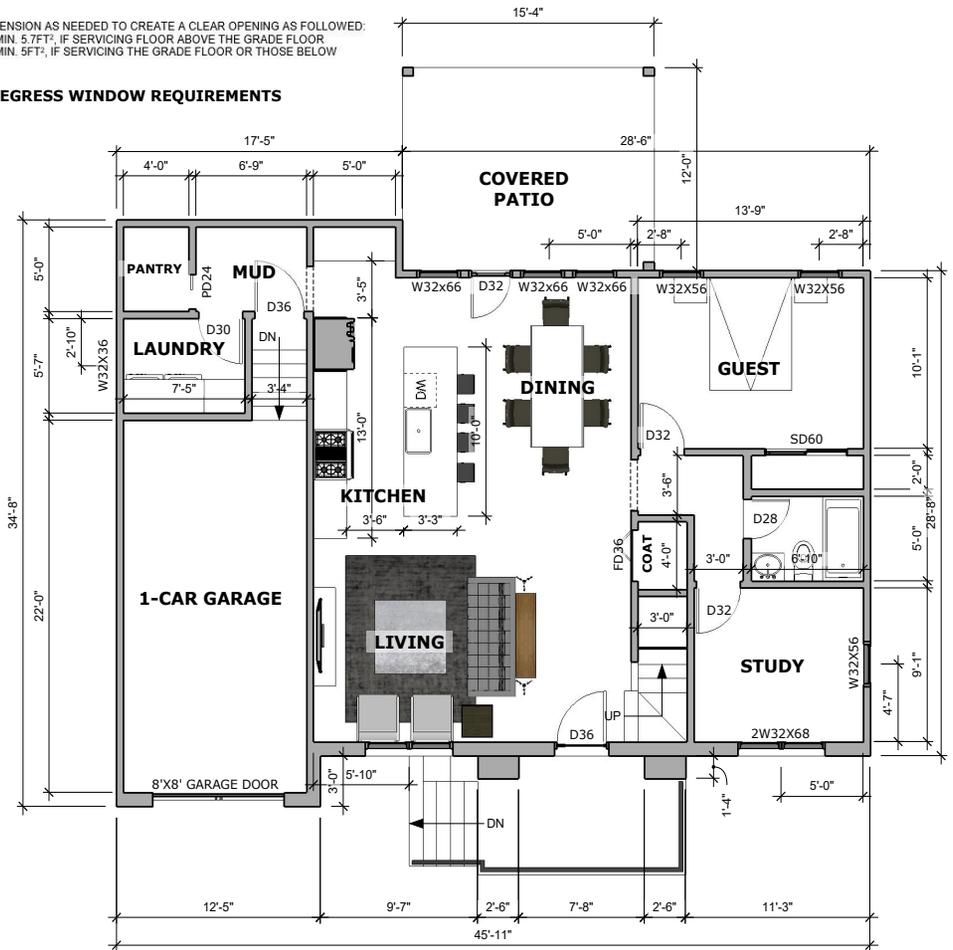


**NOTE:**  
1. DIMENSION AS NEEDED TO CREATE A CLEAR OPENING AS FOLLOWED:  
A. MIN. 5.7 FT<sup>2</sup>, IF SERVICING FLOOR ABOVE THE GRADE FLOOR  
B. MIN. 5 FT<sup>2</sup>, IF SERVICING THE GRADE FLOOR OR THOSE BELOW

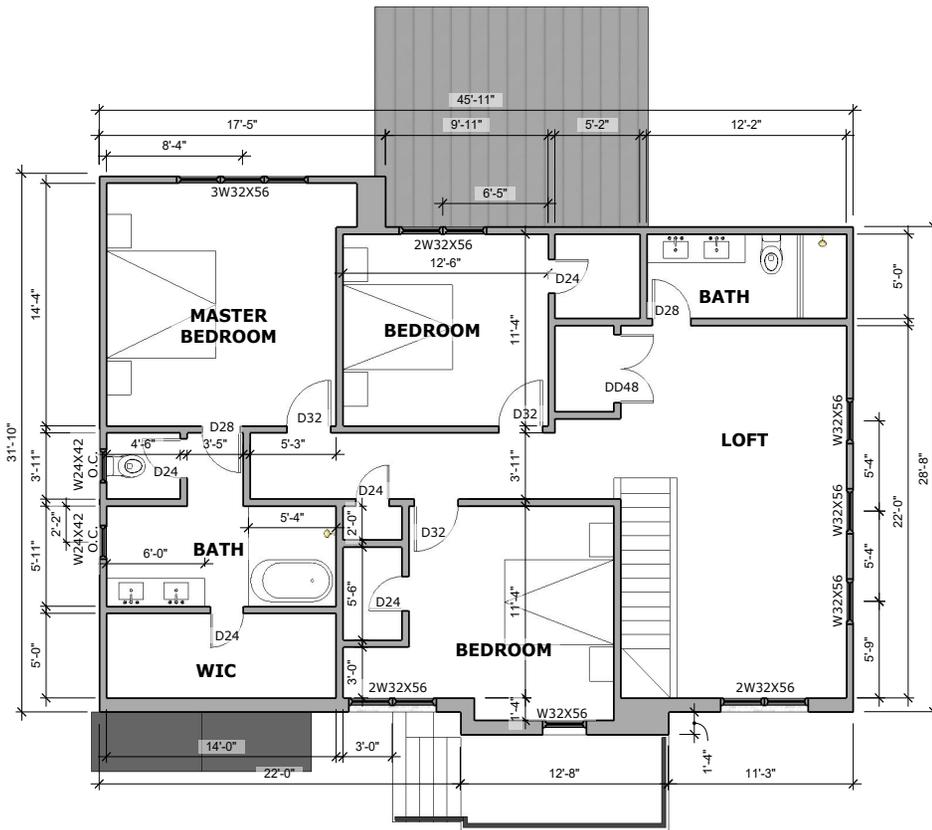
**EGRESS WINDOW REQUIREMENTS**



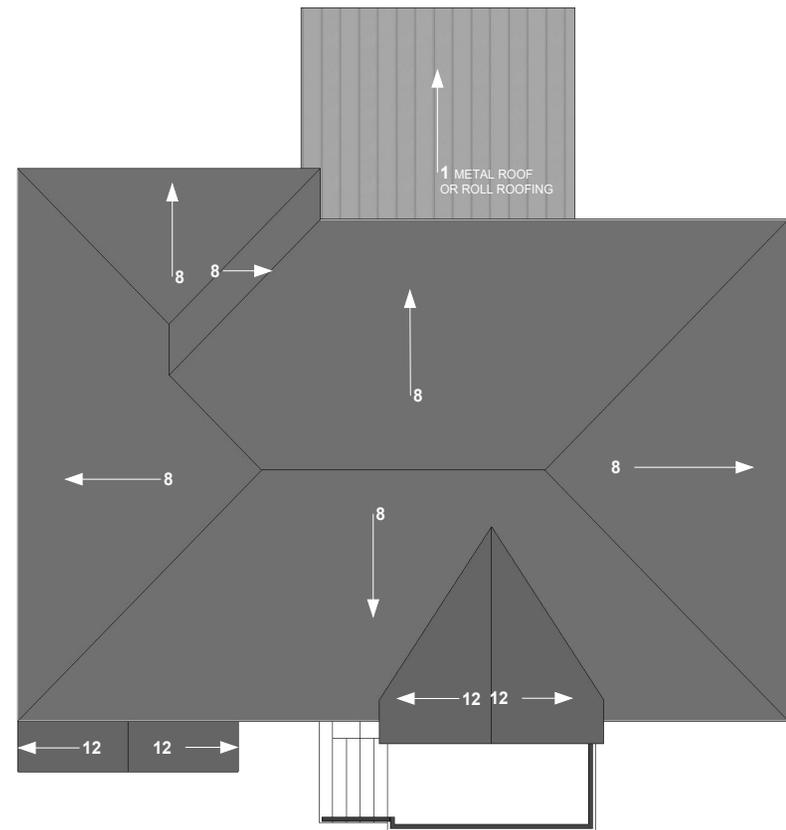
**EXISTING FLOOR PLAN 3/16" = 1'-0"**



**PROPOSED MAIN FLOOR PLAN 3/16" = 1'-0"**



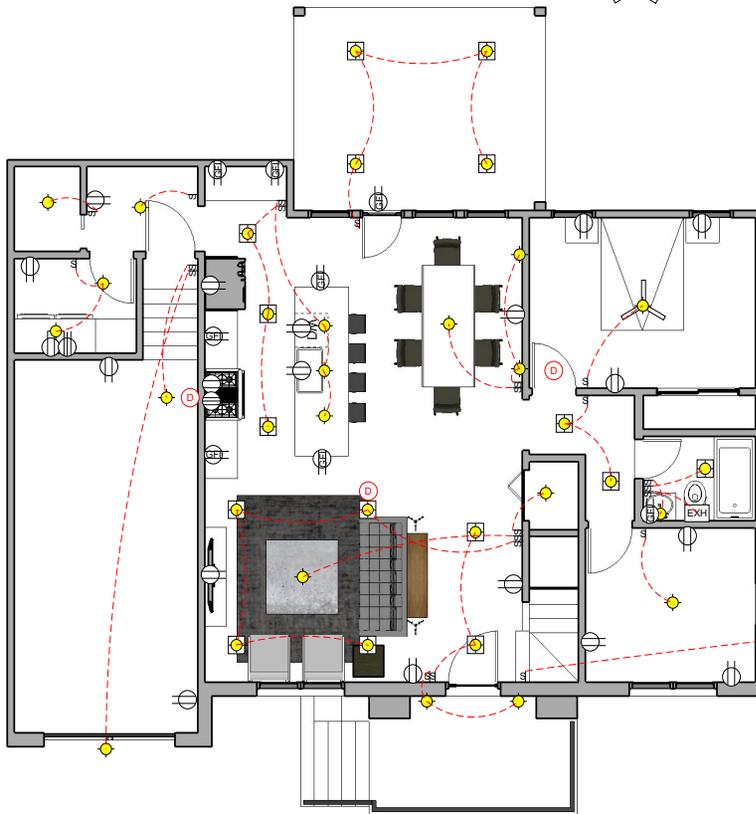
PROPOSED SECOND FLOOR PLAN 3/16" = 1'-0"



PROPOSED ROOF PLAN 3/16" = 1'-0"

**ELECTRICAL LEGEND**

- ⊖ 120V RECEPTACLE
- ⊖ 240V RECEPTACLE
- ⊖ CARBON/SMOKE DETECTOR
- ◆ LIGHT FIXTURE
- ⊖ FLOOR RECEPTACLE
- ⊖ FAN LIGHT
- ⊖ RECESSED LIGHT FIXTURE
- ⊖ LIGHT SWITCH
- EXH EXHAUST FAN
- ⊖ GROUND FAULT CIRCUIT INTERRUPTED/ARC FAULT CIRCUIT INTERRUPTED
- ⊖ MOTION SENSOR FLOOD LIGHT



**FIRST FLOOR REFLECTED CEILING PLAN 3/16" = 1'-0"**



**SECOND FLOOR REFLECTED CEILING PLAN 3/16" = 1'-0"**



**EXISTING FRONT ELEVATION 3/16" = 1'-0"**



**EXISTING BACK ELEVATION 3/16" = 1'-0"**



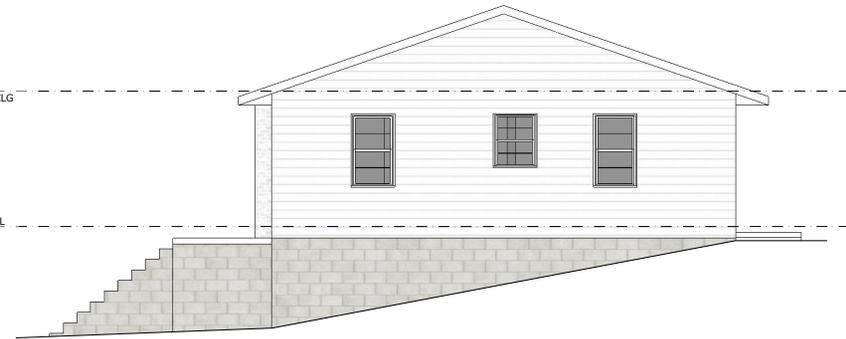
**PROPOSED FRONT ELEVATION 3/16" = 1'-0"**



**PROPOSED BACK ELEVATION 3/16" = 1'-0"**



**EXISTING LEFT ELEVATION 3/16" = 1'-0"**



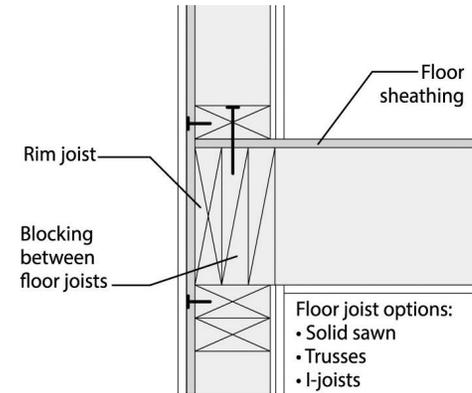
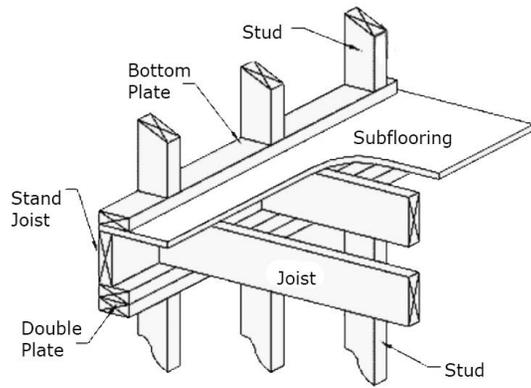
**EXISTING RIGHT ELEVATION 3/16" = 1'-0"**



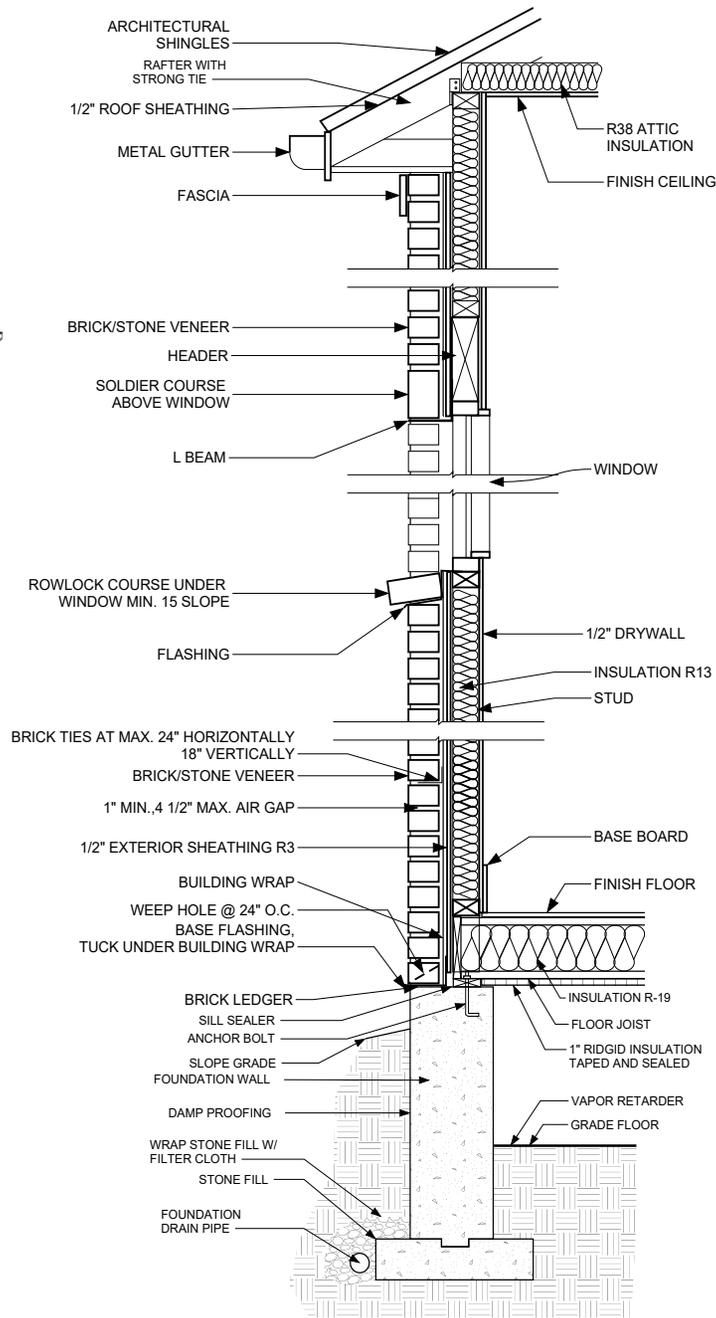
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**PROPOSED RIGHT ELEVATION 3/16" = 1'-0"**

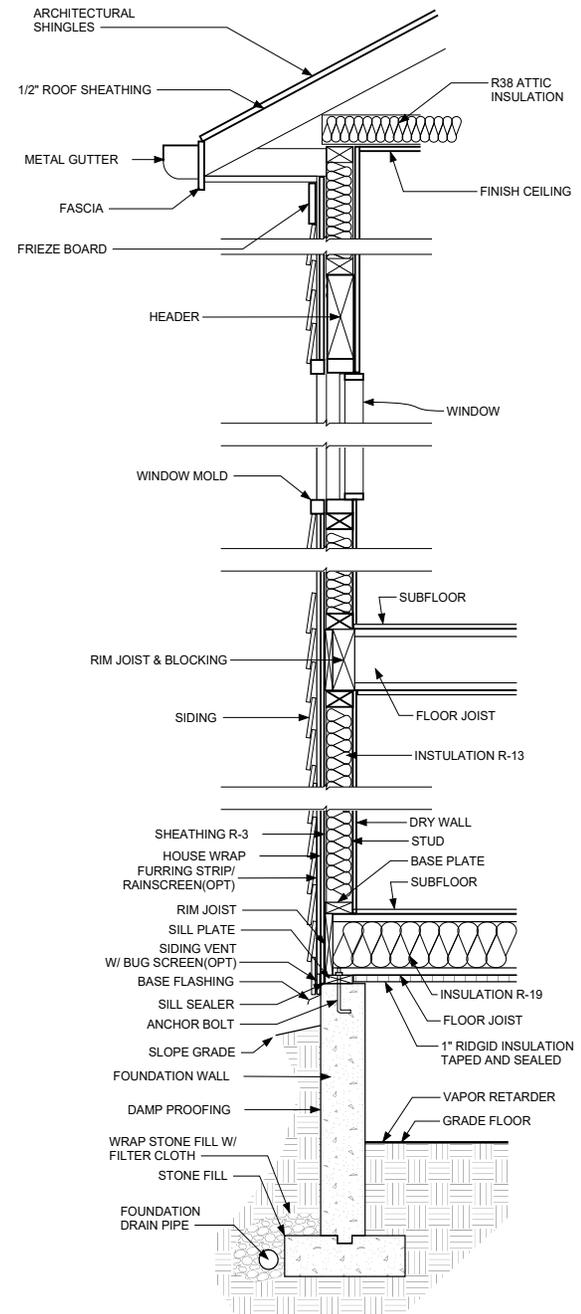


**TYPICAL WALL-FLOOR SECTION**



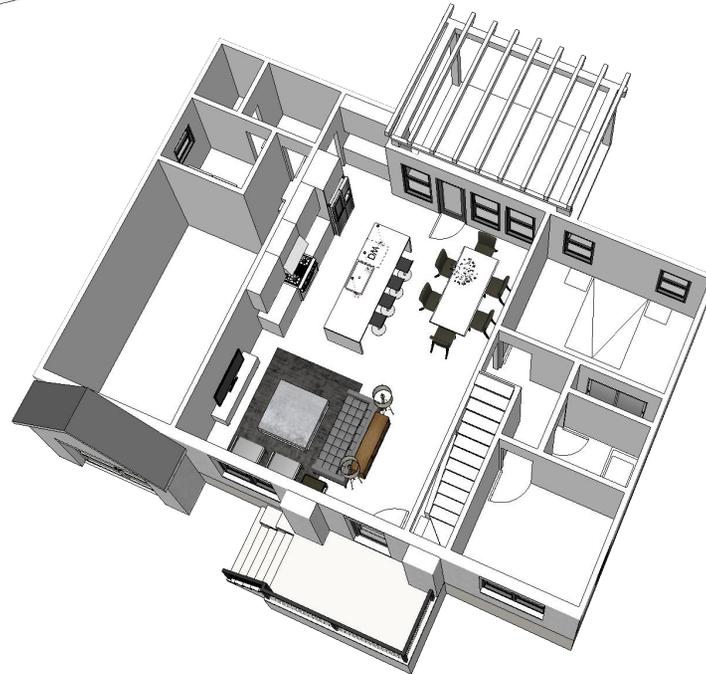
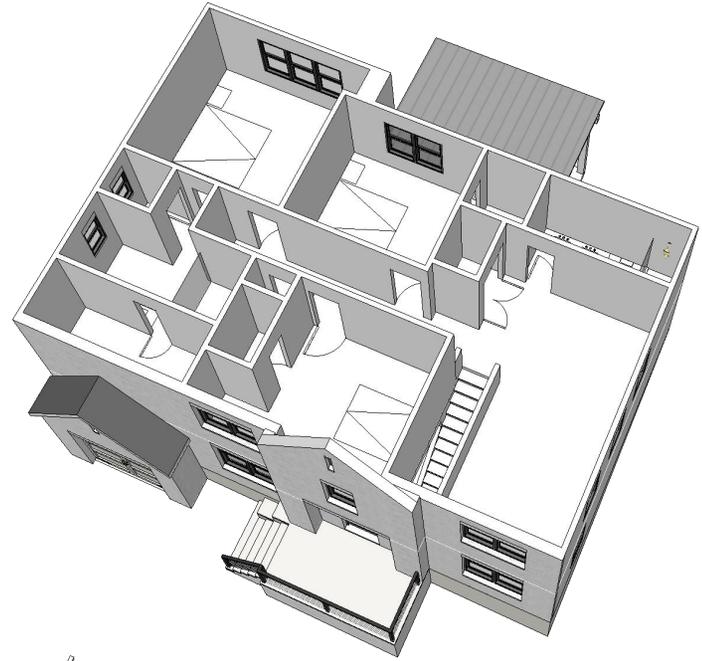
**TYPICAL BRICK/STONE CLADDING WALL SECTION  
NOT TO SCALE**

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS



**TYPICAL SIDING WALL SECTION  
NOT TO SCALE**

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION SPECS



**Variance Application**

**Applicant**

**Primary Location**

**VAR-24-2**

 Jordan Deeney  
 208-477-4975  
 @jordan@ocgeorgia.com

3220 RIDGECREST RD SE  
SMYRNA, GA 30080

Submitted On: Jan 8, 2024

**Applicant Information**

**First Name**

Jordan

**Last Name**

Deeney

**Street Address**

2341 Monterey Dr NE

**City**

Marietta

**State**

GA

**Zip Code**

30068

**Email**

jordan@ocgeorgia.com

**Phone Number**

208-477-4975

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

Yes

**Property Information**

**Property Address**

3220 RIDGECREST RD, Smyrna, GA 30080

**Description of Requested Variances**

Reduction of side setback (south side) from 10' to 8.9'.

**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.**

We would like to add a garage to this home along with rebuilding the entire home and making a size of house that is more functional for today's generation. We explored the option of putting the garage in the back:but there is not much room for a side entry, functionally it would block all of the light into the back

of the home in the main living areas, it would impact most all of the mature trees on the property, and it would greatly limit the backyard of this property. Our solution was to add a very modest, single car garage with a width of 12' to the left side of the home. Once you account for brick siding and the foundation, we are estimated to cross into this side setback by 1.1 feet.

## 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

9589 0710 5270 0747 1338 60

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**Smyrna, GA 30080**

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$5.01</b>

Sent To: **Molly Nash & John Tyler**  
 Street and Apt. No., or PO Box No.: **984 Ridgecrest Dr SE**  
 City, State, ZIP+4: **Smyrna, GA 30080**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0671 14  
 JAN 05 2024  
 EAST COBB BRANCH  
 Postmark Here

9589 0710 5270 0747 1338 46

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**Marietta, GA 30060**

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$5.01</b>

Sent To: **Marina & Charles Malone**  
 Street and Apt. No., or PO Box No.: **947 E Callaway Rd**  
 City, State, ZIP+4: **Marietta, GA 30060**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 Postmark Here

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**Smyrna, GA 30080**

**OFFICIAL USE**

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$5.01</b>

Sent To: **Hannah & Brandon Lytle**  
 Street and Apt. No., or PO Box No.: **3230 Ridgecrest Rd SE**  
 City, State, ZIP+4: **Smyrna, GA 30080**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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**Smyrna, GA 30080**

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	<b>\$5.01</b>

Sent To: **The First United Methodist Church of Smyrna**  
 Street and Apt. No., or PO Box No.: **940 Concord Rd SE**  
 City, State, ZIP+4: **Smyrna, GA 30080**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

0671 14  
 JAN 05 2024  
 EAST COBB BRANCH  
 Postmark Here

Parcel Find

PARCEL: 17-0452-0-0980  
 LOCATION: \*\* MULTIPLE \*\*  
 NAME: \*\* VARIOUS \*\*

EFF DATE: 01/08/2024

YEAR	CAT	BILL #	SC	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	10503	N	3220 RIDGECREST RD SE	1,049.60	0.00	0.00
2022	RE-R	10397	N	3220 RIDGECREST RD SE	895.58	0.00	0.00
2021	RE-R	10169	N	3220 RIDGECREST RD SE	795.11	0.00	0.00
2020	RE-R	10058	N	3220 RIDGECREST RD SE	687.02	0.00	0.00
2019	RE-R	10025	N	3220 RIDGECREST RD SE	578.88	0.00	0.00
2018	RE-R	9980	N	3220 RIDGECREST RD SE	564.25	0.00	0.00
2017	RE-R	9957	N	3220 RIDGECREST RD SE	467.08	0.00	0.00
2016	RE-R	9714	N	3220 RIDGECREST RD SE	411.99	0.00	0.00
2015	RE-R	9615	N	3220 RIDGECREST RD SE	411.99	0.00	0.00
2014	RE-R	9532	N	3220 RIDGECREST RD SE	325.29	0.00	0.00
2013	RE-R	9379	N	3220 RIDGECREST RD SE	324.25	0.00	0.00
2012	RE-R	1165771	N	3220 RIDGECREST RD SE	324.25	0.00	0.00
2011	RE-R	1148228	N	3220 RIDGECREST RD SE	389.84	0.00	0.00
2010	RE-R	1130707	N	3220 RIDGECREST RD SE	389.84	0.00	0.00
2009	RE-R	1095803	N	3220 RIDGECREST RD	505.13	0.00	0.00
2008	RE-R	1078360	N	3220 RIDGECREST RD	505.13	0.00	0.00
2007	RE-R	1077938	N	3220 RIDGECREST RD	505.13	0.00	0.00
2006	RE-R	1060485	N	3220 RIDGECREST RD	375.02	0.00	0.00
2005	RE-R	1043891	N	3220 RIDGECREST RD	391.37	0.00	0.00
2004	RE-R	1026052	N	3220 RIDGECREST RD	434.12	0.00	0.00
2003	RE-R	1010343	N	3220 RIDGECREST RD	291.43	0.00	0.00

TOTAL DUE NOW 0.00  
 TOTAL UNPAID 0.00

\*\* END OF REPORT - Generated by Mike Hickenbottom \*\*



Printed: 1/5/2024

### Cobb County Online Tax Receipt

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**HEATHER WALKER** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Payer:  
NATIONSTAR MTG LLC

**LYNCH JACQUELINE R**

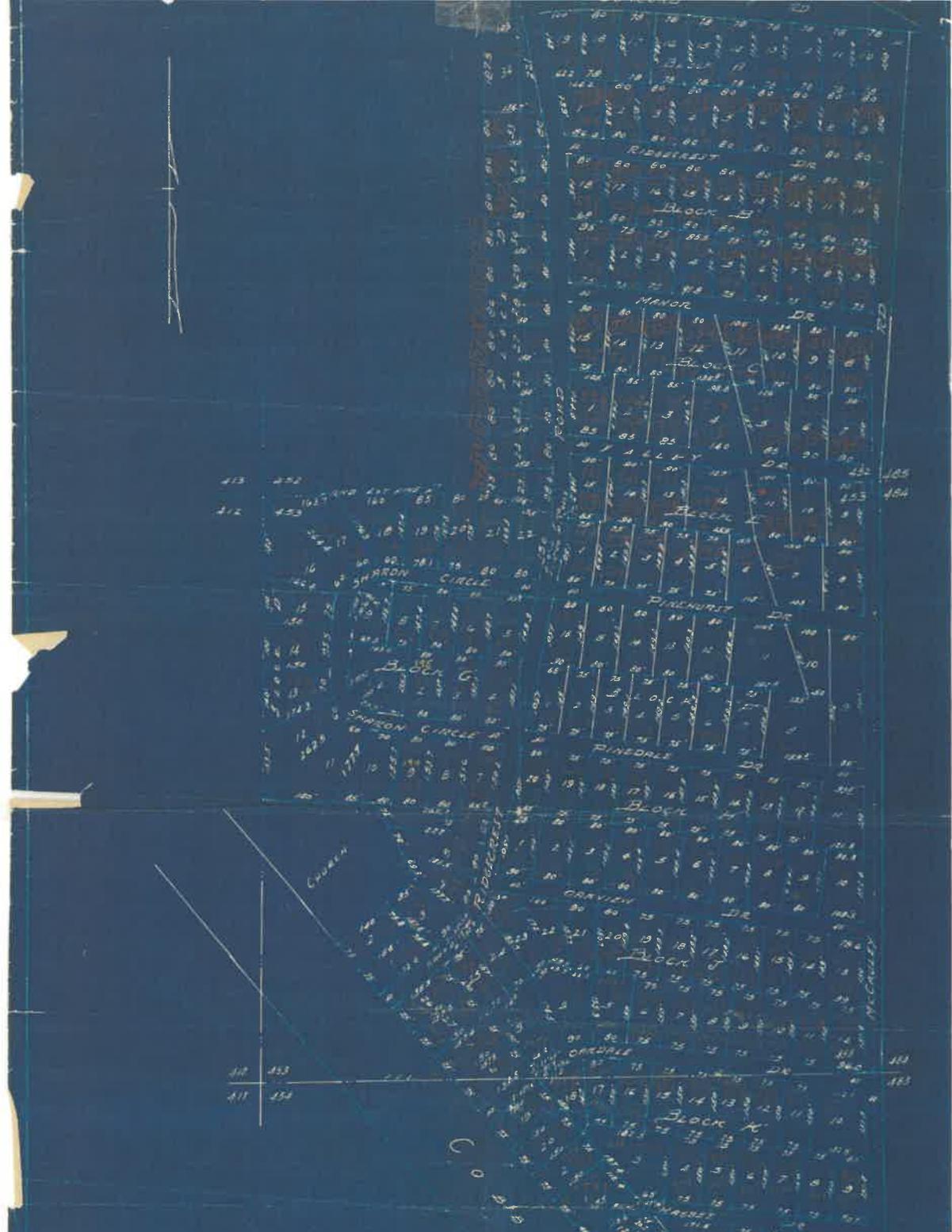
**Payment Date: 10/12/2023**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17045200980	10/15/2023	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$3,044.10	\$0.00



Scan this code with your mobile phone to view this bill!!



No Dwelling Shall Be Erected In Lot Not Over 20' In Street Line Or 5' From Street Line Along Street Or Along Alley  
 No Dwelling Shall Be Erected On Any Lot Containing Less Than Four Rooms Or Less Than 700 Square Feet  
 Name Of Subdivision Shown As Described Above Shall Be Placed On A Platted Map To Be Filed In The Office Of The County Clerk  
 Subdivision

Approved  
 Chairman Cobb County Planning Commission

PLAT OF SUBDIVISION  
 OF  
 SMYRNA HEIGHTS  
 Lot 100-101-102-103-104-105 17th Dist. 2nd Sec.  
 COBB COUNTY GA.  
 Date 11-1-1900  
 17-1011 Co. 20174 - 1A Page 60 of 100