



License and Variance Board Meeting - Final

June 12, 2024
10:00 AM

F. V24-042 Public Hearing - Variance Request - V24-042 - Increase the accessory structure height from 15 feet to 21.1 feet - Land Lot 557 - 3282 Pinetree Drive - Stephen Douglas



City of Smyrna

Issue Sheet

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

File Number: V24-042

Agenda Date: 6/12/2024

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 - V24-042 - Increase the accessory structure height from 15 feet to 21.1 feet - Land Lot 557 - 3282 Pinetree Drive - Stephen Douglas

Ward 6 Mayor Pro Tem / Councilmember - Tim Gould

ISSUE AND BACKGROUND:

The applicant is seeking four variances to construct a two-story detached accessory structure in the rear of 3282 Pinetree Drive: allow a second accessory structure, increase the maximum accessory building size from 25% to 48.5% of the primary dwelling, increase the maximum accessory structure height from 15 feet to 21.1 feet and reduce the northern side setback from 12 feet to 9.8 feet. The maximum accessory structure number, size, and height are required per Section 501 of the Zoning Code whereas the 12-foot side setback is associated with Section 801 of the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the side setback, maximum number of accessory structures, maximum accessory structure size, and the maximum accessory structure height. 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. After a review of the standards above, Community Development believes that the variances will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following conditions:

1. Approval of the requested variances is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. The accessory structure shall not be permitted to have an oven or stove on either level without obtaining an additional variance for a second kitchen.
3. The proposed accessory structure shall not be rented or occupied for gain, except as permitted in



City of Smyrna

Issue Sheet

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

File Number: V24-042

Article IX of Chapter 22 as it pertains to the operation of short-term rental units.

4. These conditions shall run in perpetuity with the property and as such are also applicable to any future owner.

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

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

Date: June 4, 2024

**RE: VARIANCE CASE V24-040
3282 Pinetree Drive – Allow second accessory structure**

**VARIANCE CASE V24-041
3282 Pinetree Drive – Increase the accessory building size from 25% to 48.5% of the primary dwelling**

**VARIANCE CASE V24-042
3282 Pinetree Drive – Increase the accessory structure height from 15 feet to 21.1 feet**

**VARIANCE CASE V24-043
3282 Pinetree Drive – Reduce the northern side setback from 12 feet to 9.8 feet**

BACKGROUND

The applicant is seeking four variances to construct a two-story detached accessory structure in the rear of 3282 Pinetree Drive: allow a second accessory structure, increase the maximum accessory building size from 25% to 48.5% of the primary dwelling, increase the maximum accessory structure height from 15 feet to 21.1 feet and reduce the northern side setback from 12 feet to 9.8 feet. The maximum accessory structure number, size, and height are required per Section 501 of the Zoning Code whereas the 12-foot side setback is associated with Section 801 of the Zoning Code.

ANALYSIS

The subject parcel is a 1.19-acre lot located on the west side of Pinetree Drive in the Forest Hills neighborhood (see Figure 1). The subject parcel and all adjacent parcels are zoned R-20 and are all occupied by single-family detached residences, with the exception of one of the landlocked parcels to the north, which is vacant.

The subject property received approval for two variances in 2012 (V12-027 and V12-028) to increase the accessory structure height from 15 feet to 25 feet and increase the accessory structure size from 25% to 54% of the primary dwelling. Since then, the ownership of the property has changed hands, and a pool has been constructed on the property (completed in 2024). The original structure showed a first floor to be wholly garage space, with an exterior

VARIANCE CASE V23-040 through 043

June 4, 2024

Page 2 of 6

staircase to the second floor living area. The new garage will have interior stairs only, accessed through the garage to limit access to the structure. When the original variances were approved, the former homeowner (and current general contractor) poured the concrete pad in preparation for the accessory structure but never continued with the construction. The existing concrete pad is 12 feet away from the new swimming pool; since the pad is existing and in close proximity to their other outdoor amenity, the current homeowner would like to use it for the new structure to limit land disturbance on the property.

The property is currently occupied by a one-story 5,277 square foot single-family home and 790 square foot inground swimming pool. The applicant is proposing a two-story 2,561 square foot detached accessory structure in the rear of the property. (The house calculations were provided by the applicant; the accessory structure calculations were measured by staff off the dimensions provided with the site plan.) The proposed structure will have two levels: a two-car garage, kitchenette, and bathroom on the first floor and a living area complete with bedroom, bathroom, kitchenette, and living room on the second floor, which will be accessed by an interior staircase. The first-floor two-car garage will be accessed via an existing second driveway to the north of the existing home. Per the applicant, the addition is to be used by the applicant's family members and guests who are visiting or using the adjacent swimming pool. Since all nearby buildings exceed the minimum 10 feet of separation from the subject structure, no fire suppression system is required.

The applicant is proposing additional living space for their growing family's needs. However, the existing two-story home is 5,277 square feet, which means that the 2,561 square foot proposed accessory structure exceeds the allowable accessory structure size by 23.5% based off the primary structure's gross square footage. Although the footprint of the structure is 1,208 square feet, the area calculations are almost doubled since the structure has a second level and a large covered porch. The covered porch area and kitchenette/bathroom on the first floor are to be used for the adjacent pool area when in use. This combines the need for a detached garage and pool house without creating a 3rd accessory structure.

The applicant has proposed to increase the accessory structure height of the detached garage from 15 feet to 21.1 feet to provide the required clearance on the second floor. This is a decrease from the previous application by 3.9 feet to keep more consistent with surrounding architecture.

The existing parking pad was poured too close to the property line at 9.8 feet instead of the required 12 feet. Rather than removing the existing pad and shifting it over, the applicant has requested to encroach into the northern side setback by 3 feet to minimize land disturbance. Since the parking pad is already in place and has not caused any adverse effects of the neighboring properties, staff is supportive of the request.

Due to the existing driveway and concrete pad, the most logical area to construct the new structure is in line with the existing driveway location to decrease disturbance to the subject property. Community Development believes the variances are the minimum variances needed to provide additional living space with the smallest impervious footprint. Similar variance requests have been approved next door at 3272 Pinetree Drive in 2016 (V16-073-074) and down the road at 1453 Colier Drive in 2024 (V24-025-026). At the time of this report, Community Development has not received any opposition to the requests.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for the side setback, maximum number of accessory structures, maximum accessory structure size, and the maximum accessory structure height. 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. After a review of the standards above, Community Development believes that the variances will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

1. Approval of the requested variances is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. The accessory structure shall not be permitted to have an oven or stove on either level without obtaining an additional variance for a second kitchen.
3. The proposed accessory structure shall not be rented or occupied for gain, except as permitted in Article IX of Chapter 22 as it pertains to the operation of short-term rental units.
4. These conditions shall run in perpetuity with the property and as such are also applicable to any future owner.

Figure – 1



Figure – 2
Site Plan

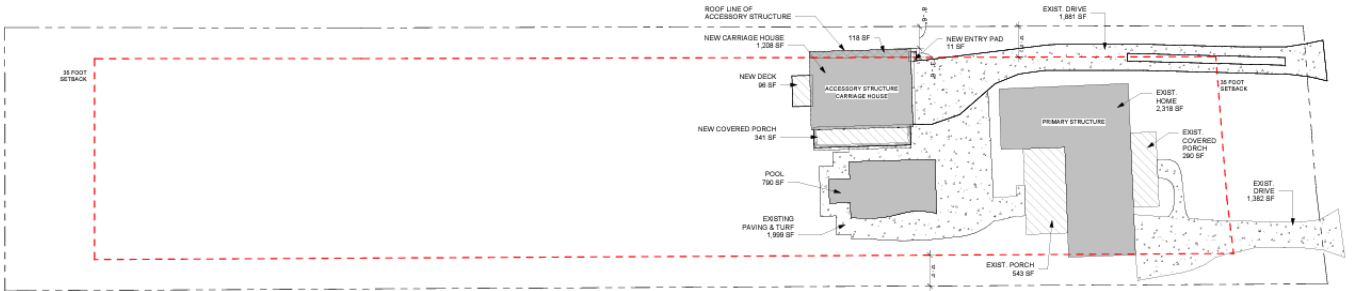


Figure – 3
Proposed Front Elevation



Figure – 4
Proposed Floor Plans

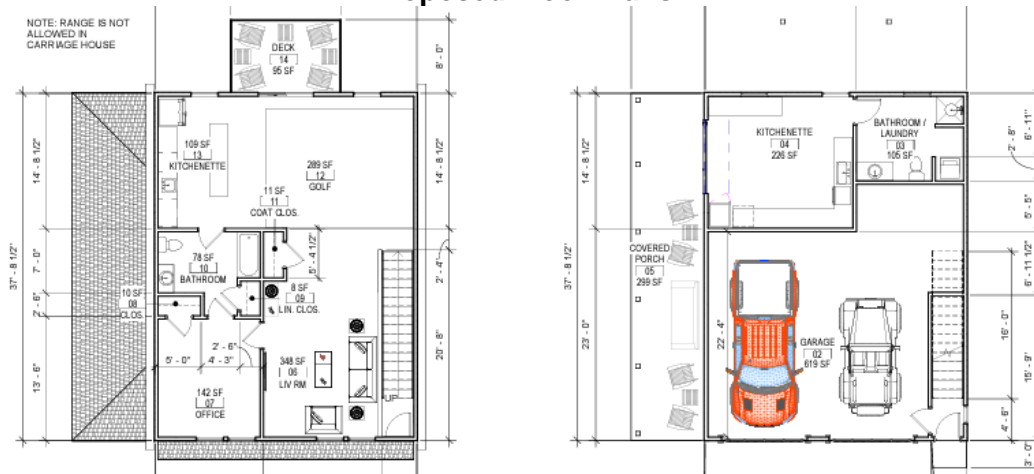


Figure – 5
Subject Property



Figure – 6
Adjacent Property to the North



Figure – 7
Adjacent Property to the South

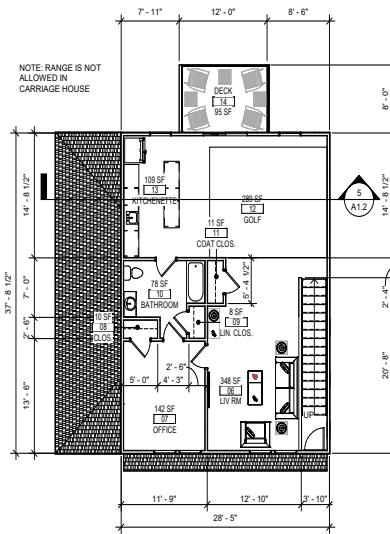


Figure – 8
Adjacent Property across Pinetree Drive

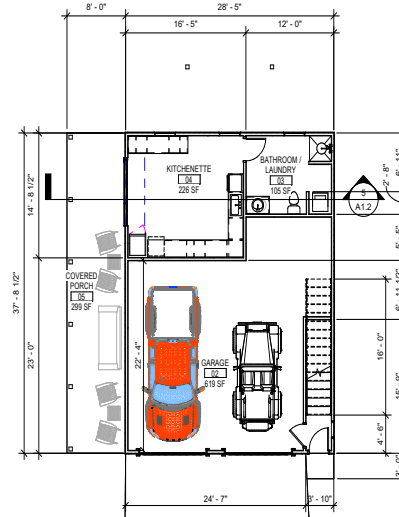




4 PERSPECTIVE



3 SECOND FLOOR



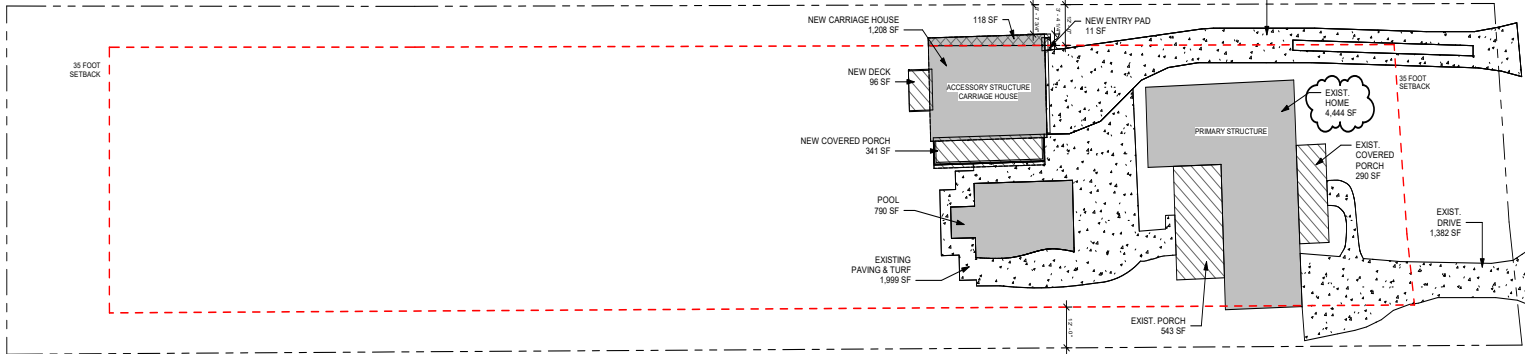
2 FIRST FLOOR

PROPERTY INFORMATION
ADDRESS: 3282 PINETREE DRIVE
SUBDIVISION: SMYRNA, GA
ZONING CLASS: FORREST HILLS
R20 - RESIDENTIAL

IMPERVIOUS MATRIX			
PROPERTY AREA	51,879 SF		
PRINCIPAL BUILDING	FLOOR AREA	EXISTING	PROPOSED
	2,318 SF	0 SF	2,318 SF
CARRIAGE HOUSE	PORCHES	0 SF	833 SF
	DRIVES AND SIDEWALKS	0 SF	5,262 SF
TOTAL IMPERVIOUS AREA	FLOOR AREA	0 SF	1,208 SF
	COVERED PORCH & DECK	0 SF	437 SF
TOTAL IMPERVIOUS AREA	ENTRY PAD	0 SF	11 SF
	8,413 SF	1,656 SF	10,069 SF
TOTAL ALLOW. IMPERVIOUS AREA			
PROPOSED IMPERVIOUS AREA			
18,138 SF			
35.00%			
10,069 SF			
19.41%			

NET AREA MATRIX			
PRINCIPAL HOUSE (SINGLE STORY)	CONDITIONED BASEMENT FLOOR AREA	1,813 SF	1,813 SF
	UNCONDITIONED FIRST FLOOR PARKING	409 SF	
CARRIAGE HOUSE (TWO STORY)	CONDITIONED FIRST FLOOR AREA	2,222 SF	2,222 SF
	COVERED PORCHES	833 SF	
TOTAL AREA	LEVEL 1	3,035 SF	5,130 SF
	LEVEL 2	1,208 SF	
TOTAL AREA	COVERED PORCH & DECK	437 SF	
	8,413 SF	1,656 SF	10,069 SF
TOTAL AREA			
18,138 SF			
35.00%			
10,069 SF			
19.41%			

NOTE: BASEMENT AREAS FIELD VERIFIED 06.05.24



1 SITE PLAN

SITE & FLOOR PLANS CARRIAGE HOUSE ADDITION

3282 PINETREE DR, SMYRNA, GA

4/30/2024

RIDGECREST VENTURES



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

7021 0950 0001 8469 9913

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

Sent To

Recipient's Zip No., or PO Box No.
3212 Pineview Dr. SE

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0001 8469 9920

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

Sent To

Recipient's Zip No., or PO Box No.
3317 Pretty Branch

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0001 8469 9944

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

Sent To

Recipient's Zip No., or PO Box No.
6064 Burnt Mountain Rd.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0001 8469 9951

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

Sent To

Recipient's Zip No., or PO Box No.
3292 Pineview Dr. SE

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0950 0001 8469 9937

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

Sent To

Recipient's Zip No., or PO Box No.
3325 Pretty Branch

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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

USPS Tracking[®]

Tracking

FAQs >

Track Packages
Anytime, AnywhereGet the free Informed Delivery[®] feature to receive
automated notifications on your packages

Learn More

Feedback

Tracking Number:

70210950000184699920



Copy



Add to Informed Delivery

Remove X

Latest Update

Your item has been delivered to an agent for final delivery in
SMYRNA, GA 30080 on April 8, 2024 at 1:14 pm.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered to Agent

Delivered to Agent for Final Delivery

SMYRNA, GA 30080

April 8, 2024, 1:14 pm

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates

USPS Tracking Plus[®]

Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

HELPFUL LINKS

[Contact Us](#)[Site Index](#)[FAQs](#)[Feedback](#)

USPS JOBS

[Careers](#)

ON ABOUT.USPS.COM

[About USPS Home](#)[Newsroom](#)[USPS Service Updates](#)[Forms & Publications](#)[Government Services](#)

OTHER USPS SITES

[Business Customer Gateway](#)[Postal Inspectors](#)[Inspector General](#)[Postal Explorer](#)[National Postal Museum](#)[Resources for Developers](#)[PostalPro](#)

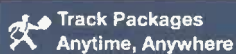
LEGAL INFORMATION

[Privacy Policy](#)[Terms of Use](#)[FOIA](#)[No FEAR Act/EEO Contacts](#)[Fair Chance Act](#)[Accessibility Statement](#)

USPS Tracking®

Tracking

FAQs >



Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Feedback

Tracking Number:

70210950000184699913

Copy Add to Informed Delivery

Remove X

Latest Update

Your item has been delivered to an agent for final delivery in SMYRNA, GA 30080 on April 8, 2024 at 12:11 pm.

Get More Out of USPS Tracking:

USPS Tracking Plus®

✓ Delivered to Agent

Delivered to Agent for Final Delivery

SMYRNA, GA 30080
April 8, 2024, 12:11 pm

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



HELPFUL LINKS

Contact Us
Site Index
FAQs
Feedback

USPS JOBS

Careers

ON ABOUT.USPS.COM

About USPS Home
Newsroom
USPS Service Updates
Forms & Publications
Government Services

OTHER USPS SITES

Business Customer Gateway
Postal Inspectors
Inspector General
Postal Explorer
National Postal Museum
Resources for Developers
PostalPro

LEGAL INFORMATION

Privacy Policy
Terms of Use
FOIA
No FEAR Act/EEO Contacts
Fair Chance Act
Accessibility Statement

USPS Tracking®

Tracking

FAQs >

Track Packages
Anytime, AnywhereGet the free Informed Delivery® feature to receive
automated notifications on your packages

Learn More

Feedback

Tracking Number:

70210950000184699920

Remove X

Copy Add to Informed Delivery

Latest Update

Your item has been delivered to an agent for final delivery in
SMYRNA, GA 30080 on April 8, 2024 at 12:15 pm.

Get More Out of USPS Tracking:

USPS Tracking Plus®



Delivered to Agent

Delivered to Agent for Final Delivery

SMYRNA, GA 30080

April 8, 2024, 12:15 pm

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



HELPFUL LINKS

[Contact Us](#)
[Site Index](#)
[FAQs](#)
[Feedback](#)

USPS JOBS

[Careers](#)

ON ABOUT.USPS.COM

[About USPS Home](#)
[Newsroom](#)
[USPS Service Updates](#)
[Forms & Publications](#)
[Government Services](#)

OTHER USPS SITES

[Business Customer Gateway](#)
[Postal Inspectors](#)
[Inspector General](#)
[Postal Explorer](#)
[National Postal Museum](#)
[Resources for Developers](#)
[PostalPro](#)

LEGAL INFORMATION

[Privacy Policy](#)
[Terms of Use](#)
[FOIA](#)
[No FEAR Act/EEO Contacts](#)
[Fair Chance Act](#)
[Accessibility Statement](#)

USPS Tracking®

Tracking

FAQs >

Track Packages
Anytime, AnywhereGet the free Informed Delivery® feature to receive
automated notifications on your packages

Learn More

Feedback

Tracking Number:

70210950000184699944

Remove X



Copy



Add to Informed Delivery

Latest Update

Your item has been delivered to an agent for final delivery in
Ellijay, GA 30536 on April 10, 2024 at 3:24 pm.

Get More Out of USPS Tracking:



USPS Tracking Plus®



Delivered to Agent

Delivered to Agent for Final Delivery

ELLIJAY, GA 30536

April 10, 2024, 3:24 pm

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



HELPFUL LINKS

Contact Us

Site Index

FAQs

Feedback

USPS JOBS

Careers

ON ABOUT.USPS.COM

About USPS Home

Newsroom

USPS Service Updates

Forms & Publications

Government Services

OTHER USPS SITES

Business Customer Gateway

Postal Inspectors

Inspector General

Postal Explorer

National Postal Museum

Resources for Developers

PostalPro

LEGAL INFORMATION

Privacy Policy

Terms of Use

FOIA

No FEAR Act/EEO Contacts

Fair Chance Act

Accessibility Statement

(<https://reg.usps.com/xsell?>

Text & Email Updates





Munis Self Service

Personal Property (Boats, etc.)

Real Estate (Your House or Land)

Real Estate (Your House or Land)

Payments/Adjustments

As of 4/1/2024

Bill Year

2023

Bill

4817

[Return to view bill](#)

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

Amount

\$1,327.61

\$0.00

(\$161.82)

[Return to view bill](#)

Paid By/Reference

Stephen Douglass

HOMEOWNER TAX RELIEF GRANT

Reference #

3320428

298768

6541

Entered

1/24/2024

11/20/2023

9/18/2023

Posted

1/24/2024

11/20/2023

9/17/2023



CobbTax Home

Tax Search and Pay

[Overview & Pay](#)

[View & Print Bill](#)

[View & Print Back of Bill](#)

[Address Change/Ownership Change Notification](#)

[eAlerts](#)

[Back to Search](#)

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

[Add To Cart](#)

[Search for Additional Records](#)

[Calculate Payoff Amount](#)

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

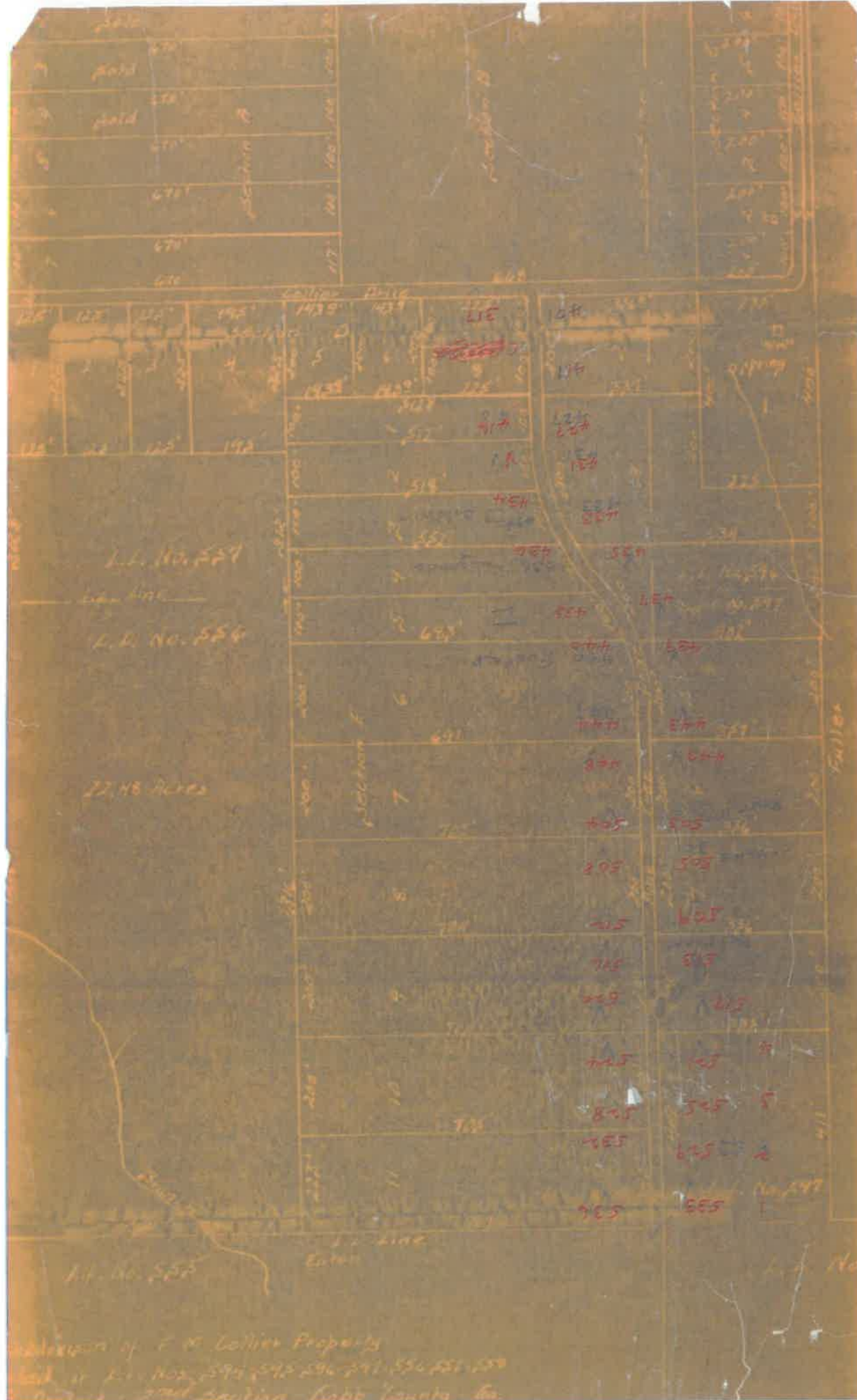
Taxes

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. 547

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

T. Frank M. Collier, Jr., owner of the property
Shown & described therein hereby assigns this
plan for, & donates to the public use.

Signed: _____

Owner

Signed: _____

Cobb County Engineer

Signed: _____