



VAR-23-47

Variance Application

Status: Active

Submitted On: 10/31/2023

Primary Location

4040 KENWAY PL SE
SMYRNA, GA 30082

Owner

SIM WANNA & CHENG ELSA
KENWAY PL 4040 SMYRNA,
GA 30082

Applicant

Mandy DeSantis

770-514-7019

mandybl@dcenclosures.com

2031 Baker Court NW
Kennesaw, GA 30144

Applicant Information

First Name*

Mandy

Last Name*

DeSantis

Street Address*

2031 Baker Court

City*

Kennesaw

State*

GA

Zip Code*

30144

Email*

mandybl@dcenclosures.com

Phone Number*

770-514-7019

Are you the titleholder of the subject property?*

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)* ⓘ

Wanna Sim

Street Address*

4040 Kenway Place SE

City*

Smyrna

State*

GA

Zip Code*

30082

Email Address

wannasim@yahoo.com

Phone Number*

770-800-2053

Property Information

Property Address* ⓘ

4040 Kenway Place

Description of Requested Variances* ⓘ

Change allowed imperious lot calculations from the required 35% to 39% to allow for a screen room addition on existing deck (no added square footage). Property is currently at 39%.

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.* 

1. No additional impervious areas are being added in the construction of the screen room.
 2. The hardship was no fault of current homeowner.
 3. The homeowner would like to utilize their exiting deck by building a screen room over it, so that they can enjoy their backyard and not suffer from the sun and insects.
 4. The current property has an impervious lot calculation of 39%. The current zoning of the property only allows for 35%. We are requesting the property conform with the current code to allow for a screen room addition on the existing rear deck.
-

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:*

Amanda DeSantis
Oct 30, 2023



PROPERTY OWNER AUTHORIZATION

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

Wanna Sim & Elsa Cheng

I, _____, swear that I am the Property Owner of the property

located at: 4040 Kenway Place Smyrna, GA 30082

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Amanda DeSantis

Address: 2031 Baker Court Kennesaw, GA 30144

Telephone: 770-514-7019 Email: mandybl@dcenclosures.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)

Wanna Sim

Elsa Cheng

Signature of Property Owner

4040 Kenway Place

Address

Wanna Sim

Elsa Cheng

Name of Property Owner (print clearly)

Smyrna, GA 30082

City, State, Zip

Signature Certificate

Reference number. KNEN4-XPUUI-HWIXF-TE8FQ

Signer

Timestamp

Signature

Elsa Cheng

Email: elsasim@gmail.com

Sent: 30 Oct 2023 15:45:11 UTC
Viewed: 30 Oct 2023 20:23:19 UTC
Signed: 30 Oct 2023 20:24:45 UTC



Recipient Verification:

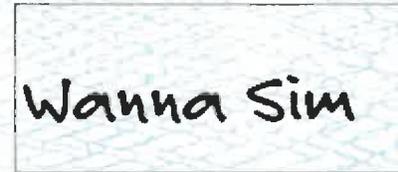
✓Email verified 30 Oct 2023 20:23:19 UTC

IP address: 107.217.193.38
Location: Smyrna, United States

Wanna Sim

Email: wannasim@yahoo.com

Sent: 30 Oct 2023 15:45:11 UTC
Viewed: 30 Oct 2023 20:23:40 UTC
Signed: 30 Oct 2023 20:25:04 UTC



Recipient Verification:

✓Email verified 30 Oct 2023 20:23:40 UTC

IP address: 107.217.193.38
Location: Smyrna, United States

Document completed by all parties on
30 Oct 2023 20:25:04 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.

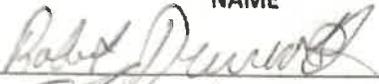
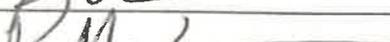


**NOTIFICATION OF CONTIGUOUS OCCUPANTS
OR LANDOWNERS**

By signature, it is hereby acknowledged that I have been notified that Wanna Sim & Elsa Cheng

Intends to make an application for a variance for the purpose of screen room / impervious lot calculations

on the premises described in the application.

NAME	ADDRESS
	4038 KENWAY PL - Derricotte
	4042 KENWAY PL - Shen
	4307 GOSWELL RD - Tharayil
	4309 GOSWELL RD - McCann
	4039 Kenway PL - McHugh
	4041 Kenway PL - Ellikkulathu
	

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Adjacent and adjoining properties include any property abutting the subject property as well as any properties directly across a street.

Real Estate (Your House or Land)

[Never unpaid bills exist for this parcel.](#)

[View Bill Image](#)

View Bill

As of 10/30/2023

Bill Year 2022

Bill 15591

Owner SIBI WANNIA & CHENG ELSA

Parcel ID 17045900580

[View Payments/Adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	11/15/2022	\$1,785.88	\$1,785.88	\$0.00	\$0.00	\$0.00
TOTAL		\$1,785.88	\$1,785.88	\$0.00	\$0.00	\$0.00

Home

Munis Self Service

Personal Property (Boats, etc.)

Real Estate (Your House or Land)

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

View Payments

Utility Billing



Printed: 10/27/2023

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:
WANNA R SIM

SIM WANNA & CHENG ELSA

Payment Date: 10/13/2023

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2023	17045900580	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	\$4,925.28	\$0.00



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

GRAPHIC SCALE

(IN FEET)
1 Inch = 100 Ft.

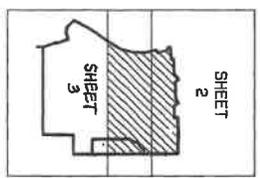


Filed in Office 8-21-97 @ 8:54
Plat Book 171 pg 21
Jay C Stephenson, Clerk DP

MAGNETIC NORTH



REVISION NO. 1 DATE 1-22-98
THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 169 PAGE 23-27. THE PURPOSE OF THE REVISION IS TO: CHANGE LOT LINES:
1-22-98
APPROVED BY
DATE
PLAT FILED IN OFFICE 1-29-98 @ 9:00
PLAT BOOK 171 PAGE 20
JAY C Stephenson, Clerk DP
CLERK, COBB COUNTY SUPERIOR COURT DATE



SCALE: 1" = 100'
DATE SURVEYED: OCT 1998
DATE DRAFTED: 8/5/97
SURVEYED BY: T. GREENE
DRAWN BY: A.N.C.M.
CHECKED BY: SLS
FIELD BOOK #: 1856
JOB NUMBER: 980526
DISC FILE: ACAD-205-980526
COUNTY: COBB
PLAT FILE: B
SHEET: 2 OF 3

Wells & Bennett Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
98 PEACHTREE PARK DRIVE N.E.
ATLANTA, GEORGIA 30309-4300
PHONE: 404-525-2000
FAX: 404-525-2000



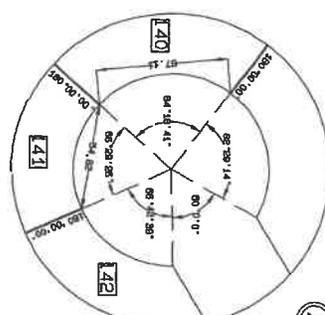
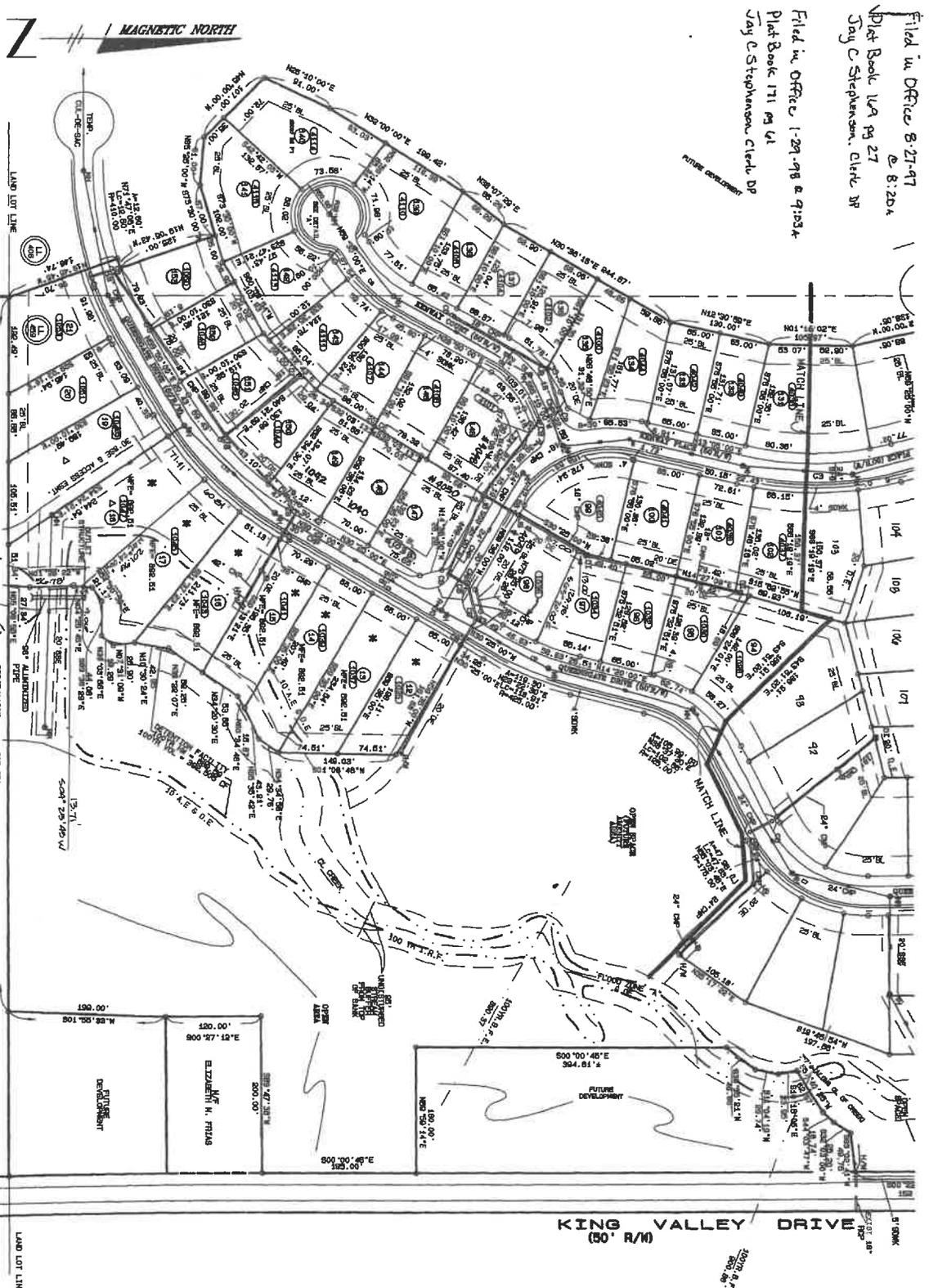
REVISIONS	NO.	DATE	DESCRIPTION
	1	1-22-98	See note - this sheet.



**FINAL PLAT OF
KING VALLEY
AT VINING'S
UNIT I**
LAND LOTS 405, 406, 458, 459
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA

Filed in Office 8-27-97
 at 8:20A
 Plat Book 129 pg 27
 Jay C Stephenson, Clerk SR

Filed in Office 1-29-98 at 9:53A
 Plat Book 171 pg 14
 Jay C Stephenson, Clerk DP

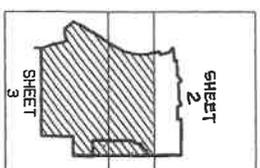


DETAIL "A"
 SCALE: 1" = 50'

* Site plans must be prepared subject to the requirements of the Cobb County Code Sec. 58-68(C). Lowest floor elevations shall be no less than 3 feet above the 100-year flood hazard area. An elevation certification, prepared by a registered land surveyor, is required prior to framing inspection.

Δ SEE W/S DEPT. NOTE ON SHEET 1.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 100 ft



FINAL PLAT OF KING VALLEY AT VININGS UNIT I

LAND LOTS 405, 406, 458, 459
 17th DISTRICT, 2nd SECTION
 COBB COUNTY, GEORGIA



NO.	DATE	DESCRIPTION
1	1-29-98	3rd NOTE & OF 3



Watts & Pomeroy Engineers, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 85 PEACHTREE PARK DRIVE N.E.
 ATLANTA, GEORGIA 30309-1300
 PHONE: (404) 262-5000
 FAX: (404) 262-5000

SCALE: 1" = 100'
 DATE SURVEYED: OCT 1996
 DATE DRAFTED: 8/3/97
 SURVEYED BY: T. GREENE
 DRAWN BY: A.M.C.M.
 CHECKED BY: S.L.S.
 FIELD BOOK #: 1856
 JOB NUMBER: 960528

DISC FILE: ACAD-205-980825-
 COUNTY: COBB
 PLAT FILE: B
 SHEET: 3 OF 3