





City of Smyrna, GA

11/3/2023


VAR-23-47**Variance Application**

Status: Active

Submitted On: 10/31/2023

Primary Location4040 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

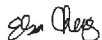
Address: 2031 Baker Court Kennesaw, GA 30144

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



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

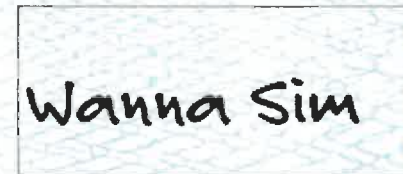
Signed:

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
<u>[Signature]</u>	<u>4038 KENWAY PL - Derricotte</u>
<u>[Signature]</u>	<u>4042 KENWAY PL - Shen</u>
<u>[Signature]</u>	<u>4307 GOSWELL RD - Tharayil</u>
<u>[Signature]</u>	<u>4309 GOSWELL RD - McCann</u>
<u>[Signature]</u>	<u>4039 Kenway PL - McHugh</u>
<u>[Signature]</u>	<u>4041 Kenway PL - Ellikkulathu</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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 bill\(s\) exist for this parcel.](#)

[View Bill image](#)

View Bill

Personal Property (Boats, etc.)

As of 10/30/2023

Real Estate (Your House or Land)

Bill Year 2022

Bill

15591

Owner

SIRI WANNIA & CHENG ELSA

Parcel ID

17045900580

Charges

[View Payments & Adjustments](#)

Property Detail

Owner Information

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

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

View Payments

City 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!!

[illegible]

PROPERTY SHOWN HEREON AND ANY PART THEREOF SHALL NOT BE LIE TO HIM, HIS HEIRS, SUCCESSORS OR AGENTS FOR ANY PLAIN OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS OR OTHER STRUCTURES, SPECIAL DRAINS, OR STEADKAL, OR OTHER MATTERS AND ANY OTHER MATTER WHATSOEVER, I FURNISH WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAN AND THESE TERMS MYSELF AND OWNERS SUBSEQUENT TO THIS DATE TO DEFEND BY VIRTUE OF THESE PRESENTS.

Filed in Office (1-24-78) 8:55
Plat Book 171 pg 59
Jay C Stephens, Clerk DP

William C. Boston, 8-19-91
SIGNATURE
WILLIAM C. BOSTON JR.
DATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB DEVELOPMENT STANDARDS.

2554

THIS PLAN HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS AND THE COBB COUNTY ZONING ORDINANCE, IS APPROVED SUBJECT TO THE INSTALLATION AND DEDICATION OF ALL STREETS, UTILITIES, EASEMENTS, AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE BOND.

8-19-97 Davey Snow

8-20-97
Tide Richmond
DATE ZONING DIVISION

DATE	8-20-97	DEVELOPMENT & INSPECTIONS DIVISION
------	---------	------------------------------------

DATE 02.21.17 Wm. J. [Signature]
COUNTY BOARD OF COMMISSIONERS

PLAT FILED IN OFFICE 8-27-97 e 8:08p
 PLAT BOOK 169 PAGE 25 RECORDED IN

Jack Stephenson, Clerk DP
CLERK, COBB COUNTY SUPERIOR COURT DATE

BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS. THIS MEANS EFFECTIVE INSTALLATION AND MAINTENANCE OF HAY BALE, SILT SCREEN, BATTER BOARD CONSTRUCTION ENTRANCES, SHALED, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT AND DEBRIS.

*Site plans must be prepared subject to the requirements of the Cobb County Code Sec. 58-68(3). 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.

	GENO	SEX	AGE	WEIGHT	HEIGHT	WING	WING AREA	WING AREA/WEIGHT	WING AREA/WEIGHT ²
51	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
52	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
53	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
54	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
55	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
56	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
57	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
58	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
59	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
60	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
61	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
62	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
63	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
64	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
65	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
66	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
67	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
68	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
69	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
70	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
71	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
72	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
73	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
74	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
75	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
76	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
77	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
78	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
79	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
80	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
81	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
82	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
83	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
84	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
85	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
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89	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
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91	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
92	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
93	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
94	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
95	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
96	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
97	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
98	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
99	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00
100	5080	♂	10	10.0	10.0	10.0	10.0	1.00	1.00

[illegible]

6. ENGINEER / SUPERVISOR: **NATTS & BROWNING ENGINEERS, INC.**

7 ALL MINIMUM ERTYNGEN 51 000 5 EVAT (404) 355 7010

D. STORM DRAINAGE AND SANITARY SEWER ENGINEERING STUDIES HEREON ARE CENTERED ON THE NATURAL DRAINING STRIPLINES

PIPES ASSOCIATED WITH THE EASEMENTS, UNLESS CLEARLY DIMENSIONED OTHERWISE. LOCATIONS SHOWN ARE APPROXIMATE. ALL STRUCTURES, LINES OR DRAINAGE NEAR ANY AREA OF PROPOSED LAND DISTURBANCE OR CONSTRUCTION SHOULD BE FIELD LOCATED PRIOR TO PROCEEDING. NO CONSTRUCTION SHOULD OCCUR WITHIN ANY EASEMENT AREA. EASEMENT LINES ARE DISCONTINUED OR BROKEN IN MANY AREAS. THE GENERAL PATTERN OF EASEMENT LINES CORRELATES THE LOCATION OF SURVEY

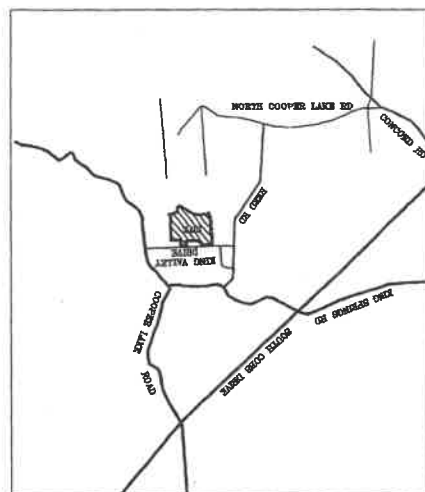
10. ENTIRE LENGTH OF THE LOT LINE AT THE SAME EASEMENT WIDTH AND POSITION AS THAT POSITION SHOWN. ALL FLOOD ZONE AREAS ARE HEREBY IDENTIFIED AS DEDICATED EASEMENT AREAS OF VARIABLE WIDTH FOLLOWING THE FLOOD ZONE BOUNDARIES.

11. STATE LAND PROPRIETORS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENTS SHALL BE PRUDENTLY OWNERS.

Age	Sex	Height (cm)	Weight (kg)	Body mass index (kg/m ²)
18	M	175	75	24.2
22	F	165	60	22.0
25	M	180	85	26.9
28	F	170	70	24.2
32	M	185	90	26.2
35	F	175	75	24.2
38	M	190	100	28.9
42	F	180	85	26.9
45	M	195	110	30.0
48	F	185	95	28.0
52	M	200	120	32.0
55	F	190	100	28.9
58	M	205	130	34.0
62	F	195	110	30.0
65	M	210	140	35.0
68	F	200	120	32.0
72	M	215	150	36.0
75	F	205	130	34.0
78	M	220	160	37.0
82	F	210	140	35.0
85	M	225	170	38.0
88	F	215	150	36.0
92	M	230	180	39.0
95	F	220	160	37.0
98	M	235	190	40.0
100	F	225	170	38.0

NO BASE FLOOD ELEVATIONS DETERMINE

THE FLOOD LINE SHOWN HEREON WAS PLOTTED GRAPHICALLY FROM THE FLOOD MAP REFERENCED ABOVE AND IS APPROXIMATE

[illegible]

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET (10') OF THE EDGE OF A PERMANENT DEDICATED WATER OR SANITARY SEWER EASEMENT ON FRONT OR REAR SETBACKS ON WITHIN TWO FEET (2') ON SIDE SETBACKS.
(SEE CODEB CODE SECTION 3-26-55)

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 294,941 FEET.

WERE USED TO OBTAIN THE LINE
ANGULAR MEASUREMENTS USED IN
PREPARATION OF THIS PLAT

LENGTH OF PUBLIC STREET	
STREET NAME	LENGTH
QUEENSGATE DRIVE	2869.40'
KENWAY PLACE	190.00'
KENWAY COURT	400.10'



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS & REQUIREMENTS OF LAW.

MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

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

W&B

Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
55 PEACHTREE PARK DRIVE N.E.
ATLANTA, GEORGIA 30309-1909
PHONE: (404) 393-0070

SCALE: 1" = 100'
DATE SURVEYED: OCT 1998
DATE DRAFTED: 8/5/97
SURVEYED BY: T. BREZENE
DRAWN BY: A.M.C.N.
CHECKED BY: S.L.S.
FIELD BOOK #: 1856
JOB NUMBER: 960526

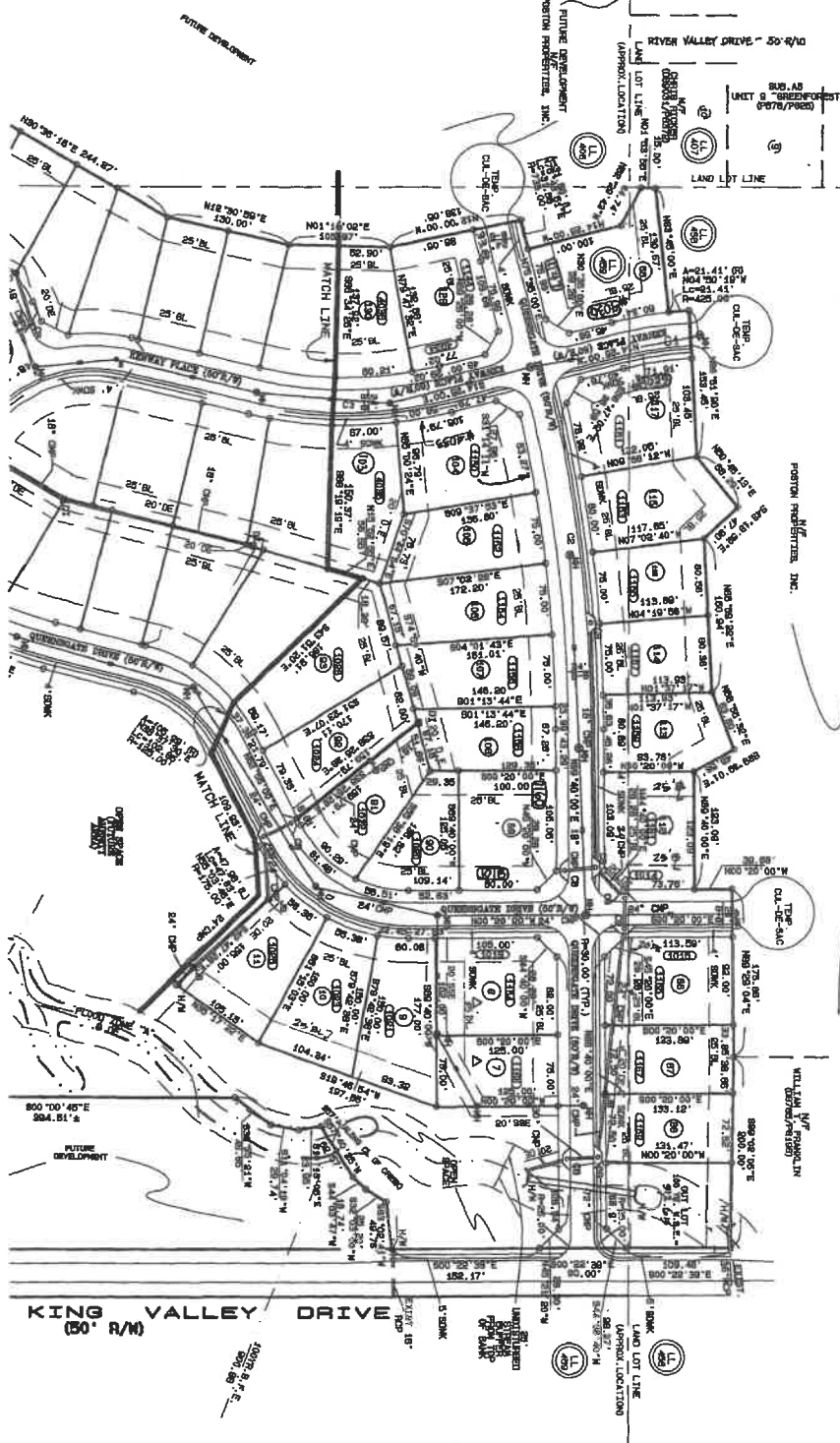
DISC FILE: ACAD-205*980526*
COUNTY: COBB
PLAY FILE: B
SHEET: 1 OF 3

GRAPHIC SCALE

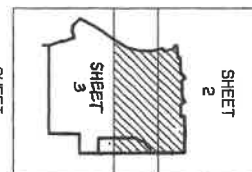
(IN FEET)
1 inch = 100 ft.



Filed in Office 8-27-97 at 8:54
Plat Book 171 pg 20
Jay C. Stephenson, Clerk DP



REVISION NO. 1 DATE 1-22-98
THIS PLAT SUPERSEDES THE PLAT
RECORDED IN PLAT BOOK 167
PAGE 23-27. THE PURPOSE OF
THE REVISION IS TO: CHANGE LOT LINES:
1-22-98
APPROVED BY
Jay C. Stephenson, Clerk DP
PLAT FILED IN OFFICE 1-29-98, 8:00 AM
PLAT BOOK 171 PAGE 20
CLERK, COBB COUNTY SUPERIOR COURT DATE



SHEET
LEGEND

FINAL PLAT OF KING VALLEY AT VININGS UNIT I

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



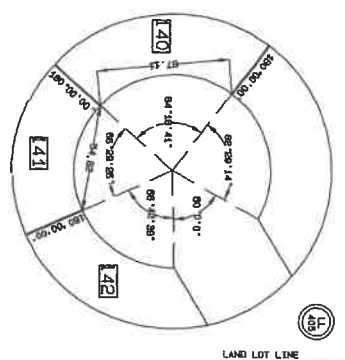
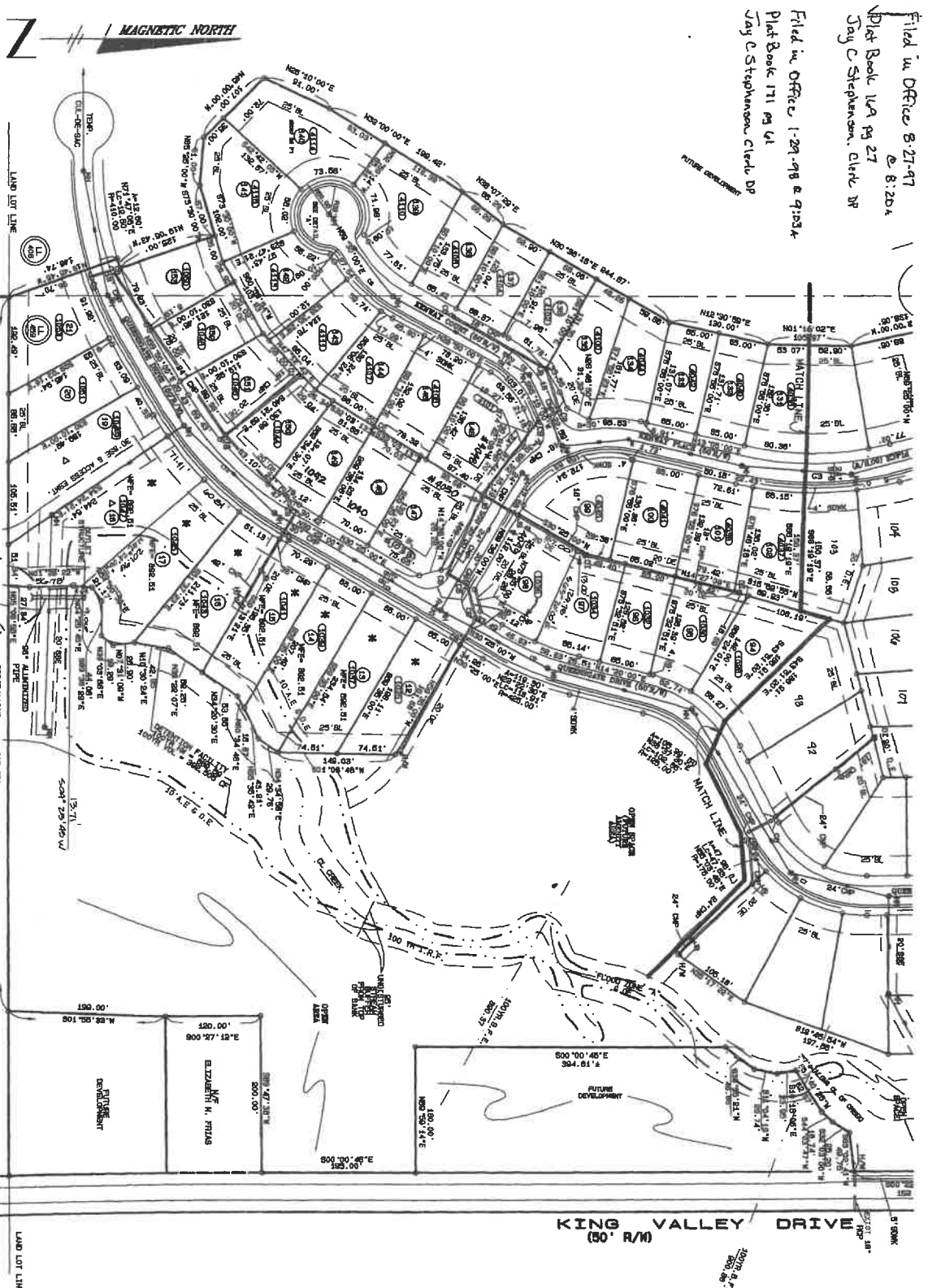
NO.	DATE	DESCRIPTION
1	1-22-98	See note this sheet.



Wells & Bunting Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
50 PELICANEE PARK DRIVE N.E.
ATLANTA, GEORGIA 30306-1300
PHONE 404-525-2000
FAX 404-525-2000

SCALE: 1" = 100'
DATE SURVEYED: OCT 1998
DATE DRAFTED: 8/5/97
SURVEYED BY: T. GREENE
DRAWN BY: A.M.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

Filed in Office 8-27-97
 e 8:20A
 Plat Book 169 pg 27
 Jay C. Stephenson, Clerk SR
 Filed in Office 1-29-98 at 9:03A
 Plat Book 171 pg 14
 Jay C. Stephenson, Clerk SR

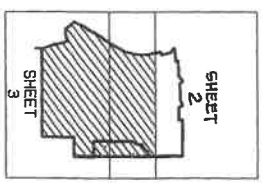


DETAIL "A"
 SCALE: 1"=50'

* 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/3 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



REVISIONS	NO.	DATE	DESCRIPTION
1	1-29-98	3rd NOTE	2 OF 3



W&B
 WATTS & BOWLING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 85 PEACHTREE PARK DRIVE N.E.
 ATLANTA, GEORGIA 30309-1505
 TEL: (404) 262-0000
 FAX: (404) 262-0000

SCALE: 1" = 100'
 DATE SURVEYED: OCT 1996
 DATE DRAFTED: 8/3/97
 SURVEYED BY: J. GREENE
 DRAWN BY: A.M.C.M.
 CHECKED BY: S.L.S.
 FIELD BOOK #: 1856
 JOB NUMBER: 960528
 DISC FILE: ACAD-205 960528
 COUNTY: COBB
 PLAT FILE: B
 SHEET: 3 OF 3