



# APPLICATION FOR VARIANCE

Reference: City of Edgewood Code of Ordinances, Section 126-588

**REQUIRED FEE: \$350 RESIDENTIAL \$750 COMMERCIAL**  
**(Plus Applicable Pass-Through Fees - Ordinance 2013-01)**

Please note this fee is non-refundable

<b>Office Use Only:</b>		Variance Application #:	2022-VAR-03
Received Date:	4/19/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	5/9/2022	City Council Meeting Date:	

**IMPORTANT:** A COMPLETE application with all required attachments and ten (10) copies must be submitted to the City Clerk \_\_\_\_ days before the next Planning & Zoning meetings. No application shall be deemed accepted unless it is complete and paid for. Notarized letter of authorization from Owner MUST be submitted if application is filed by anyone other than property owner.

Please type or print. Complete carefully, answering each question and attaching all necessary documentation and additional pages as necessary.

Applicant's Name:	Jay Voelpel	Owner's Name:	Jay Voelpel
Address:	600 Gatlin Ave. Orlando, FL 32806	Address:	600 Gatlin Ave.
Phone Number:	407-583-3029	Phone Number:	407-583-3029
Fax:		Fax:	
Email:	JVoelpel4@gmail.com	Email:	JVoelpel4@gmail.com
Legal Description:	GORES SUB F/41 LOT 15 & THAT PT OF N1/2 OF NE1/4 OF NW1/4 ON S SEC 13 23 29		
Zoned:	R-1AA		
Location:	600 Gatlin Ave, Orlando FL 32806		
Tract Size:	40,639 sqft (+/-)   0.93 acres (+/-)		
City section of the Zoning Code from which Variance is requested:	Section 134-517 - "Fences or walls beyond the front building line shall be limited to a maximum height of four feet."		
Request:	We are requesting that our front fence along a very public and main street (Gatlin ave.) be allowed to be 5' tall and the gate curve up to 6' in height. This Variance is in line with the the other fences and gates on Gatlin Ave. This is both a safety and security measure that would not adversely affect any neighbor or citizen, nor does it provide us any special favor.		
Existing on Site:			

The applicant hereby states that this request for Variance does not violate any deed restrictions on the property.  
**Application must be signed by the legal owner, not agent, unless copy of power of attorney is attached.**



**To justify this variance, applicant must demonstrate the following (Sec. 134-404 (3)(b):**

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
2. That the special conditions and circumstances do not result from the actions of the applicant
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
7. That the variance sought will be consistent with the Edgewood Comprehensive Plan.

**Applicant must agree that:**

1. In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of Edgewood ordinances.

<b>AGREE:</b>		<b>DISAGREE:</b>	
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2. The variance recommended by the Planning and Zoning Board and approved by the City Council shall expire in 12 months in accordance with Chapter 134-104 (3) (e).

<b>AGREE:</b>		<b>DISAGREE:</b>	
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The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	17 April 2022
Applicant's Printed Name:	John Voelpel		
Owner's Signature:		Date:	17 April 2022
Owner's Printed Name:	John Voelpel		

Please submit your completed application to City Hall via email at [bmeeks@edgewood-fl.gov](mailto:bmeeks@edgewood-fl.gov) or [sriffle@edgewood-fl.gov](mailto:sriffle@edgewood-fl.gov), via facsimile to 407-851-7361, or hand deliver to City Hall located at 405 Bagshaw Way. For additional questions, please contact City Hall at 407-851-2920.

Sandy, I would like to submit the following items for the consultant and council's consideration:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.
  - Our home is located on the very busy Gatlin Ave. that has considerably more vehicle and pedestrian traffic than other neighborhoods within the City. Additionally, as with other homes along Gatlin and on the lake, the land immediately slopes down from the road and sidewalks towards the water and is already at a lower elevation at the property line, there the fence will be located. This natural drop in elevation causes a hardship for a 4-foot-high fence, and it feels considerably lower when looking at it from the street and sidewalk which are at a higher elevation.
2. That the special conditions and circumstances do not result from the actions of the applicant
  - These conditions are not a result of anything we have done and are similar for our neighboring properties and residents on Gatlin Ave., and /or the lakes.
3. That approval of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same zoning district.
  - Not only will we not confer any special privileges, but this will allow our front fence and gate to be in line with the other residences along Gatlin Ave. that exceed 4 feet in height. The variance does not impede on another residents or cause any hardships.
4. That literal interpretation of the provisions contained in this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
  - The ability to maintain a secure and safe residence is a priority for us. Like the neighboring residents, we would appreciate the ability to enjoy the same piece of mind and security by allowing us to install the proposed aluminum fence and gate in a manner similar, and not exceeding, theirs.
5. That the variance approved is the minimum variance that will make possible the reasonable use of the land, building or structure.
  - We are asking both the consultant and councils consideration of a next step higher fence (4 to 5 feet fence). We know that there are some front fences and gates that exceed this slight increased height being requested, however, we are just asking for the minimum variance to accomplish the reasonable use.
6. That approval of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - The variance is not detrimental to our neighbors or public welfare, and we believe it to be in harmony with the general intent on the chapter. The variance will not negatively affect the beauty and curb appeal of the City and its streets, there could have minimal if any impact to visibility.
7. That the variance sought will be consistent with the Edgewood Comprehensive Plan.
  - The requested variance is in alignment with the Edgewood Comprehensive Plan and help ensure the safety, and welfare of the City's residents

Thank you so much for your consideration at the May meeting.

Regards,  
Jay

Jay Voelpel, CPCU, AIC | VP of Client Services

Sedgwick | Delegated Authority

12650 Ingenuity Drive Suite 200

Orlando, FL 32826

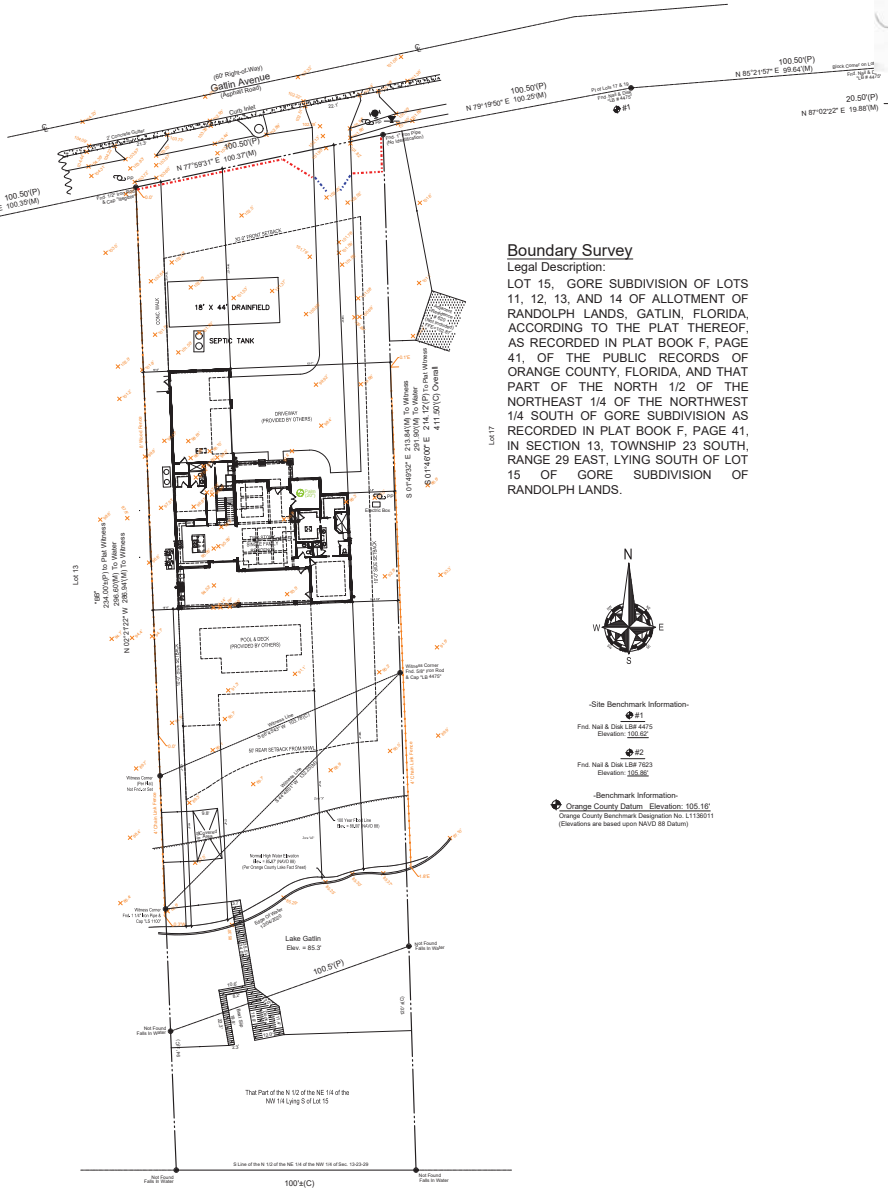
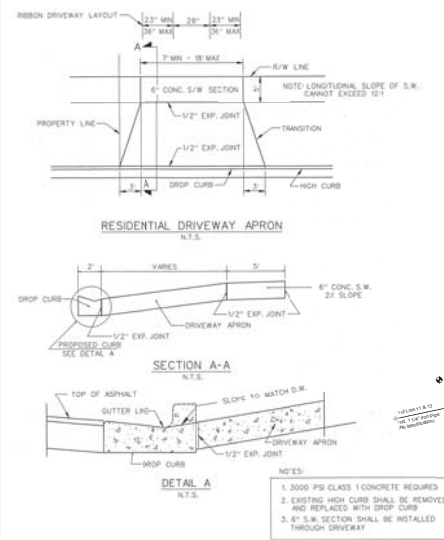
DIRECT 407.583.3029

CELL 407.256.5551 | EMAIL [Jay.Voelpel@Sedgwick.com](mailto:Jay.Voelpel@Sedgwick.com)

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[Digital Brochure - Sedgwick Delegated Authority](#)

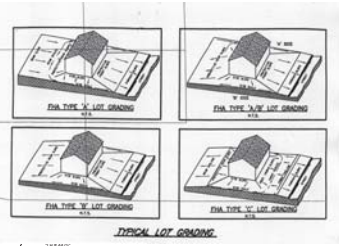
 sedgwick | delegated authority



**Boundary Survey**  
**Legal Description:**  
 LOT 15, GORE SUBDIVISION OF LOTS 11, 12, 13, AND 14 OF ALLOTMENT OF RANDOLPH LANDS, GATLIN, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK F, PAGE 41, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SOUTH OF GORE SUBDIVISION AS RECORDED IN PLAT BOOK F, PAGE 41, IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST, LYING SOUTH OF LOT 15 OF GORE SUBDIVISION OF RANDOLPH LANDS.



**Site Benchmark Information:**  
 #1  
 Fnd. Nail & Disk LBR 4275  
 Elevation: 105.52'  
 #2  
 Fnd. Nail & Disk LBR 7623  
 Elevation: 105.86'  
**Benchmark Information:**  
 Orange County Datum, Elevation: 105.16'  
 Orange County Benchmark Designation No. 111 96011  
 (Elevations are based upon NAVD 88 Datum)



**GENERAL NOTES KEY:**

THIS IS NOT A SURVEY. MJS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE OWNER AND CONTRACTOR ARE TOTALLY RESPONSIBLE FOR PLACING THE BUILDING ON THE PROPERTY.  
 POOL DESIGN AND LOCATION SHOWN ARE ONLY SUGGESTED. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR FINAL POOL DESIGN AND LOCATION.  
 LANDSCAPING DESIGN BY OTHERS.  
 MJS, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC DESIGN OR LOCATION. SEPTIC IS SHOWN ON PLANS IS FOR BUILDER OR OWNER REQUIREMENTS. SEPTIC SYSTEMS ARE TO BE DESIGNED AND LOCATED PER DEPT. OF HEALTH REQUIREMENTS OR AS PER GOVERNING CODES.  
 NOTE:  
 THE DRAINAGE MUST BE DIRECTED TOWARDS A DRAINAGE EASEMENT WITH A POSITIVE OUTFALL OR TO THE ROADWAY R/W. INCREASE OR CREATION OF "WATER PONDING" TO ADJACENT PROPERTIES IS PROHIBITED.  
 NOTE:  
 PROPOSED IMPROVEMENTS WILL HAVE MINIMAL IMPACT TO EXISTING RUNOFF DRAINAGE PATTERNS. NO FILL WILL BE REPORTED TO SITE EXCEPT FOR RESIDENCE FOUNDATION.

**SITE COVERAGE DATA:**

TOTAL SITE:	40,639 SQ. FT.
IMPERVIOUS AREA:	19,576 SQ. FT. (48% MAX. PERMITTED)
FIRST FLOOR:	2,743 SQ. FT.
POOR:	1,000 SQ. FT.
GARAGE:	84 SQ. FT.
AC/PORCH FLOORS:	48 SQ. FT.
DRIVE (PAV/GRV):	3,296 SQ. FT.
POOL DECK:	3,364 SQ. FT.
SEPTIC COV. AREA:	311 SQ. FT.
TOTAL:	19,576 SQ. FT. (48%)

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 License No. 44150  
 MJS, INC.  
 600 Gatlin Ave.  
 Orlando, FL 32806  
 Phone: (407) 629-4711  
 Fax: (407) 629-4716  
 www.mjsinc.com  
 MJS DESIGN GROUP  
 600 Gatlin Ave., Suite 44150  
 Orlando, FL 32806  
 Phone: (407) 629-4711  
 Fax: (407) 629-4716  
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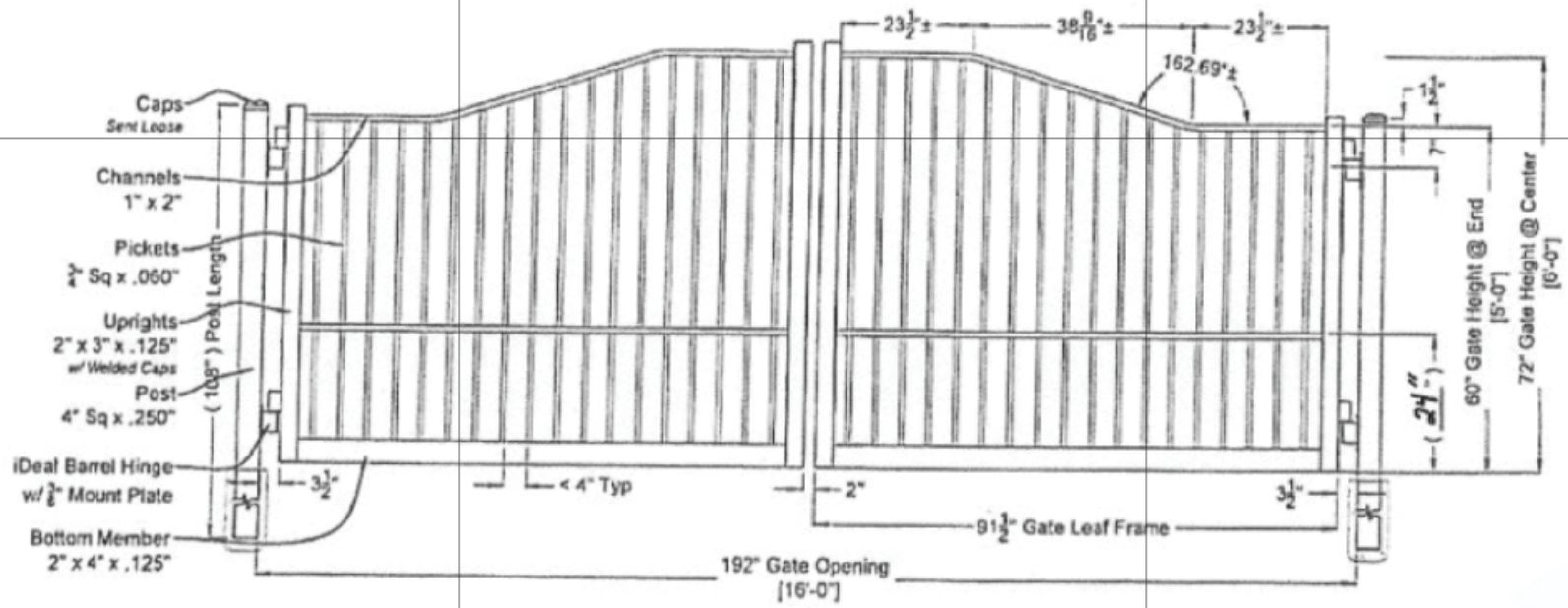
**RECEIVED**  
**4/19/2022**  
**CITY OF EDGEWOOD**

**DISCLAIMER:**  
 THE SCOPE OF WORK FOR THIS DRAWING IS TO PROVIDE A PROPOSED LAYOUT TO ENSURE HOUSE FITMENT ON THE LOT AND COVERS THE FULL EXTENT OF MJS RESPONSIBILITY. IT IS THE RESPONSIBILITY OF THE BUILDER, SURVEY COMPANY, CIVIL ENGINEER ( IF APPLICABLE), AND HOMEOWNER TO VERIFY ALL DIMENSIONS FOR THE ACTUAL PLACEMENT OF THE HOUSE. MJS DESIGNERS GROUP AND THE ENGINEER OF RECORD WILL NOT BE HELD LIABLE FOR ANY WORK COMPLETED OUTSIDE OF THIS SCOPE OF WORK.

**Site Layout**  
 SCALE: 1" = 30'-0"

ISSUE DATE:	03/24/2021
REVISIONS:	
PROJECT:	20-0583
SCALE:	AS NOTED
DRAWN BY:	C.C.
DESIGNED BY:	MJS

**SITE PLAN**  
**S-01**



**DATSON FENCE**  
 Project: Eyebrow Arch Gates  
 Item #: CUSGDD107393

Checked By: \_\_\_\_\_ Quote / MST #: MST107393  
 Drawn By: J. Mixon Drawn Date: 14-Dec-20  
© 2013 iDeal Fence Company. All Rights Reserved. iDeal Fence Company is not responsible for any errors or omissions in this drawing.

**iDeal**  
 aluminum fence gates panels  
 3200 Parker Drive Phone 904.417.6400  
 St Augustine, FL 32054 Fax 877.226.4469  
 COPYRIGHT 2013  
 New Aluminum Products

**DRAWING NOTES:**  
 Custom Rail Spacing  
 Custom Arch

Customer Signature: \_\_\_\_\_

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**4/19/2022**  
**CITY OF EDGEWOOD**



# Proposal - Contract

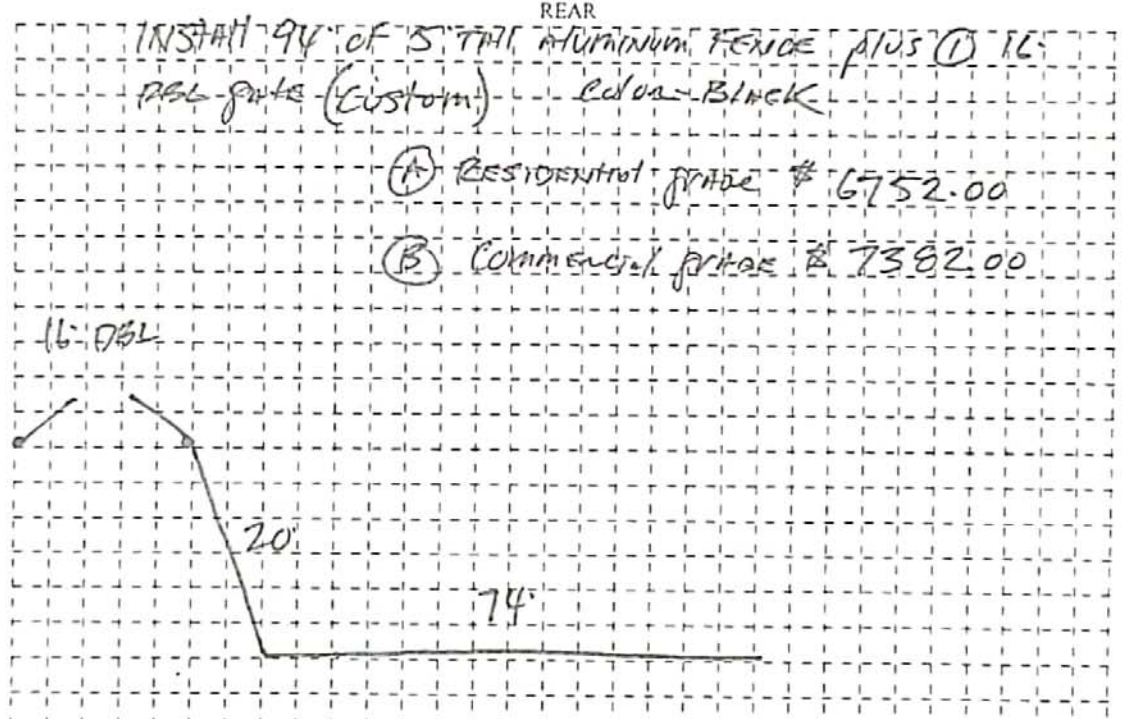
PO Box 592157 • Orlando, FL 32859-2157

Office: 407-297-8329 • Fax: 407-297-0188

Website: www.datsonfence.com • Email: datsonfence@aol.com

<input type="checkbox"/> GATE OPERATOR	<input checked="" type="checkbox"/> ALUMINUM
<input type="checkbox"/> WOOD	<input type="checkbox"/> VINYL CL
<input type="checkbox"/> CHAIN LINK	<input type="checkbox"/> PVC
<input type="checkbox"/> REPAIR	<input type="checkbox"/>
<b>POSTS</b>	
IN / OUT / IN-LINE	
WALK GATES	DRIVE GATES
N/A	1-16 DBL
ROLL GATES	LATCH TYPE
N/A	N/A
<input type="checkbox"/> WOOD	<input type="checkbox"/> PVC
LENGTH	HEIGHT
TYPE	STYLE
PICKET SIZE	STRINGER
<b>TYPE TOP</b>	
<input type="checkbox"/>	<input type="checkbox"/> POINTED
<input type="checkbox"/>	<input type="checkbox"/> FLAT TOP
<input type="checkbox"/>	<input type="checkbox"/> OTHER
<b>CHAIN LINK</b>	
LENGTH	HEIGHT
<b>GAUGE</b>	
11 12	9 6
DIAM. TOP RAIL	DIAM. GATE FRAME
TOT VINYL SYS	VINYL COLOR
VINYL WIRE ONLY	
DIAM. LINE POST	DIAM. TERM POST
<b>GAGE FRAMEWORK</b>	
<b>BARBED WIRE</b>	
# STRANDS	BARBARS IN OUT VERT
3 6	
ALL ALUMINUM	STEEL
LENGTH	HEIGHT
94'	5'
STYLE	COLOR
300	BLK.
SCREWS IN OUT	RESIDENTIAL EXTRA COMMERCIAL
IN	
<b>TAKE DOWN</b>	
LENGTH	HEIGHT
N/A	N/A
<input type="checkbox"/> LEAVE ON JOB	JOB CONDITIONS
<input type="checkbox"/> GOES TO DF	OK
<input type="checkbox"/> GOES TO DUMP	
<b>SEE DRAWINGS ON BACK</b>	
A <input type="checkbox"/> TO BE SET TOP STRAIGHT	
B <input type="checkbox"/> TOP OF FENCE TO FOLLOW GROUND	
Note: Company not responsible for any underground sprinkler lines.	

CUSTOMER <u>JAY VOELPEL</u>			* Datson Fence Company is not liable for any sprinkler systems.
STREET <u>600 GARDEN AVE</u>			
CITY <u>EDGEWOOD</u>	STATE <u>FL</u>	ZIP	
JOBSITE LOCATION		STREET	PHONE
HOME PHONE	OFFICE	FAX	CONTACT
			<u>CE 256-5551</u>



No Warranty on Pressure Treated Pine from Warping

FRONT

TOTAL PRICE INCLUDES:

MATERIAL  TEAR-OUT & HAUL

LABOR  PERMIT

CHECK HERE IF CUSTOMER IS ACCEPTING RESPONSIBILITY FOR GETTING PERMITS AND ANY RELATED FEES, FINES, ETC.

Total
50% Deposit
Balance

**BALANCE MUST BE PAID TO CREW WHEN JOB IS COMPLETE**

PLEASE READ AND BE SURE YOU UNDERSTAND THE TERMS AND CONDITIONS ON THE REVERSE SIDE BEFORE SIGNING THIS CONTRACT. MANY OF THEM WILL BE IMPORTANT TO YOU.

By signing this proposal, Customer is authorizing Datson Fence to do the proposed work, and is accepting the prices and specifications shown above, and Datson Fence's standard terms 1-15 which may be on the reverse side, attached, or not attached. Customer may request a copy of terms 1-15 by calling Datson Fence. Upon acceptance and signing by Customer, this becomes a binding contract.

Note: This proposal is valid for 5 days.

Authorized Signature [Signature] Date 4/5/22

Customer Signature X \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*DID YOU RECEIVE WARRANTY PAPERWORK? \_\_\_\_\_

Print Name \_\_\_\_\_

Clearly \_\_\_\_\_

Repeat Customer  Yellow Pages  Referral  Other \_\_\_\_\_