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Orlando, FL 32801
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April 26, 2022

Ms. Sandy Riffle, CMC
Deputy City Clerk
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

**RE: 600 Gatlin Avenue – fence variance request review
CPH Project No. E7601**

Dear Ms. Riffle;

We are in receipt of a variance request for the above listed address. The request is to install a 5 foot tall fence in the front yard of the single family home residence. The variance request also includes the request to install a 6 foot tall driveway entry swing gate. Included in the variance submittal was the application, a plan sheet depicting the location of the proposed fence and gate, and a contractors cost estimate to install the fence.

The application referenced the City Code, Section 134-517 – fences and wall beyond the front building line. The City code states the maximum height of a fence shall be no more than 4 feet when installed in front of the building line. The variance request is to install a 5 foot tall fence and 6 foot tall entrance gate beyond the front building line of the home. Specifically, the plans submitted indicate the fence will extend from the northeast property corner to the northwest property corner. The plans do not indicate that a fence will be installed along the east or west property line from the front of the lot to the rear of the lot. The entrance gate will be offset from the front lot line. However, an offset distance was not provided.

The applicant provided a response to the seven justification questions on the application. We reviewed the responses and have a comment on the first response. The first justification question references “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.” The response noted the home is on a very busy section of Gatlin Avenue that has more vehicle and pedestrian traffic than other neighborhoods within the City. We would agree that this is a special condition which may not exist on some other City streets. The applicant provided additional information to the first question which did not specifically support their request.

We reviewed the responses to questions 2 through 7 and do not have any objections to their responses.

Based on the plans submitted and the response to the seven justification questions, we would have no objection to the City approving this application.



We do have one item that needs to be considered when reviewing the application. Based on aerial maps, the other properties along Gatlin Avenue that have fences also have lush vegetation between the sidewalk and the fence. Will this site include landscaping along the front of the lot? Will the landscaping be in front or behind the fence?

This completes our review of the variance application.

Sincerely,
CPH, Inc.

A handwritten signature in cursive script that reads "Allen C. Lane, Jr." The signature is written in black ink and is positioned below the typed name.

Allen C. Lane, Jr., P.E.
Sr. Project Manager

CC: Brett Sollazzo, City of Edgewood
File

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