



**APPLICATION FOR VARIANCE**  
City of Edgewood Code of Ordinances, Section 126-588

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

Please note this fee is non-refundable

<b>Office Use Only:</b>		<b>Variance Application #:</b>	<b>VAR-2022-01</b>
<b>Received Date:</b>	2/2/2022	<b>Received by:</b>	Brett Sollazzo
<b>P&amp;Z Meeting Date:</b>	3/14/2022	<b>City Council Meeting Date:</b>	4/19/2022

**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 meeting. 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.

<b>Applicant's Name:</b>	John Mezzina	<b>Owner's Name:</b>	John Mezzina
<b>Address:</b>	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Edgewood, FL 32809	<b>Address:</b>	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Orlando FL, 32809
<b>Phone Number:</b>	407.810.2753	<b>Phone Number:</b>	407.810.2753
<b>Fax:</b>	N.A.	<b>Fax:</b>	N.A.
<b>Email:</b>	Jcocktails@aol.com	<b>Email:</b>	Jcocktails@aol.com
<b>Legal Description:</b>	Parcel 13-23-29-6056-01-140 Parcel 13-23-29-6056-01-150		
<b>Zoned:</b>	R1-AA		
<b>Location:</b>	See above address		
<b>Tract Size:</b>	36,189 sq Ft / .83 acres		
<b>City section of the Subdivision Regulations (Chapter 126) from which Variance is requested:</b>	Code Section 126-168(8)		
<b>Request:</b>	A variance from Code Section 126-168(8) to allow a front setback of 30 feet from the front property line, regardless of the irregular shape of Lot 15.		
<b>Existing on Site:</b>	One (1) SFR on each lot		

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.**

## Sec. 126-588 - Variances.

(a) The council may grant a variance from the terms of this chapter when such variance will not be contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. Such variance shall not be granted if it has the effect of nullifying the intent and purpose of this chapter. Furthermore, such variance shall not be granted by the council unless and until:

(1) A written application for a variance is submitted demonstrating that:

a. Special conditions and circumstances exist which are peculiar to the land, structures or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;

The subdivision was platted in 1958, prior to City subdivision regulations requiring a different method of determining front setback for irregular shaped lots. Consequently, the houses that were built on the irregular shaped lots, including those lots on Linson Court, are built at the minimum zoning setback: 30 feet. The proposed new subdivision is not creating a new lot, rather it is an adjustment of the property lines. Thus, the code requirement to calculate the front setback of an irregular lot should not apply

b. A literal interpretation of the provisions of this chapter would deprive the applicant of right commonly enjoyed by other properties with similar conditions;

The other houses on irregular lots on Linson Court were allowed to be built at the standard front setback without the need for a variance.

c. The special conditions and circumstances do not result from the actions of the applicant;

The subdivision was platted in 1958 prior to our ownership and

d. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or required subdivision improvements under similar conditions. No pre-existing conditions on neighboring lands, which are contrary to this chapter, shall be considered grounds for the issuance of a variance.

The request is to meet the standard front setback of the zoning district.

(2) The council shall make findings that the requirements of this section have been met.

(3) A public hearing of the proposed variance shall be held. The public hearing may be held prior to or simultaneously with the public hearing for approval of the preliminary plan.

(4) The council shall further make a finding that the reasons set forth in the application justify the granting of the variance that would make possible the reasonable use of the land, buildings or other improvements.

(5) The council shall make further finding that the granting of the variance would be in harmony with the general purposes and intent of this chapter, will not be injurious to the surrounding territory or otherwise be detrimental to the public welfare.

(b) In granting any variance, the council may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such condition and safeguards when made a part of the terms under which the variance is granted shall be deemed a violation of this chapter.

(Code 1985, § 21-195; Ord. No. 17-1A-8-78, Art. X, § 10.1, 10-17-1978)



**Applicant must agree that:**

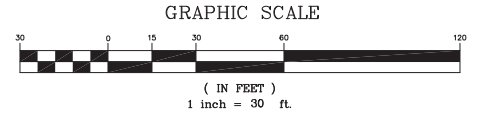
In granting any variance, the City may prescribe appropriate conditions and safeguards in conformity with the Ordinances, and any regulations enacted under its authority. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation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

<b>AGREE:</b>	<i>John Mezzina</i>	<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:	<i>John Mezzina</i>	Date:	2/1/2022
Applicant's Printed Name:	John Mezzina		
Owner's Signature:	<i>John Mezzina</i>	Date:	2/1/2022
Owner's Printed Name:	John Mezzina		

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.



## BOUNDARY SURVEY

**DESCRIPTION:**

**PARENT PARCELS:**

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

**NOTES:**

- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. BEARINGS SHOWN ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 AS BEING N00°00'17"W AS MEASURED BETWEEN CCR #0961121 AND CCR #0961118
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29  
CCR #0961118  
RECOVERED 5"x5" CM W/ IRON PIN  
N 1510100.58509  
E 535345.17049

2683.32'  
N00°00'17"W

14571.4'  
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29

N00°00'17"W

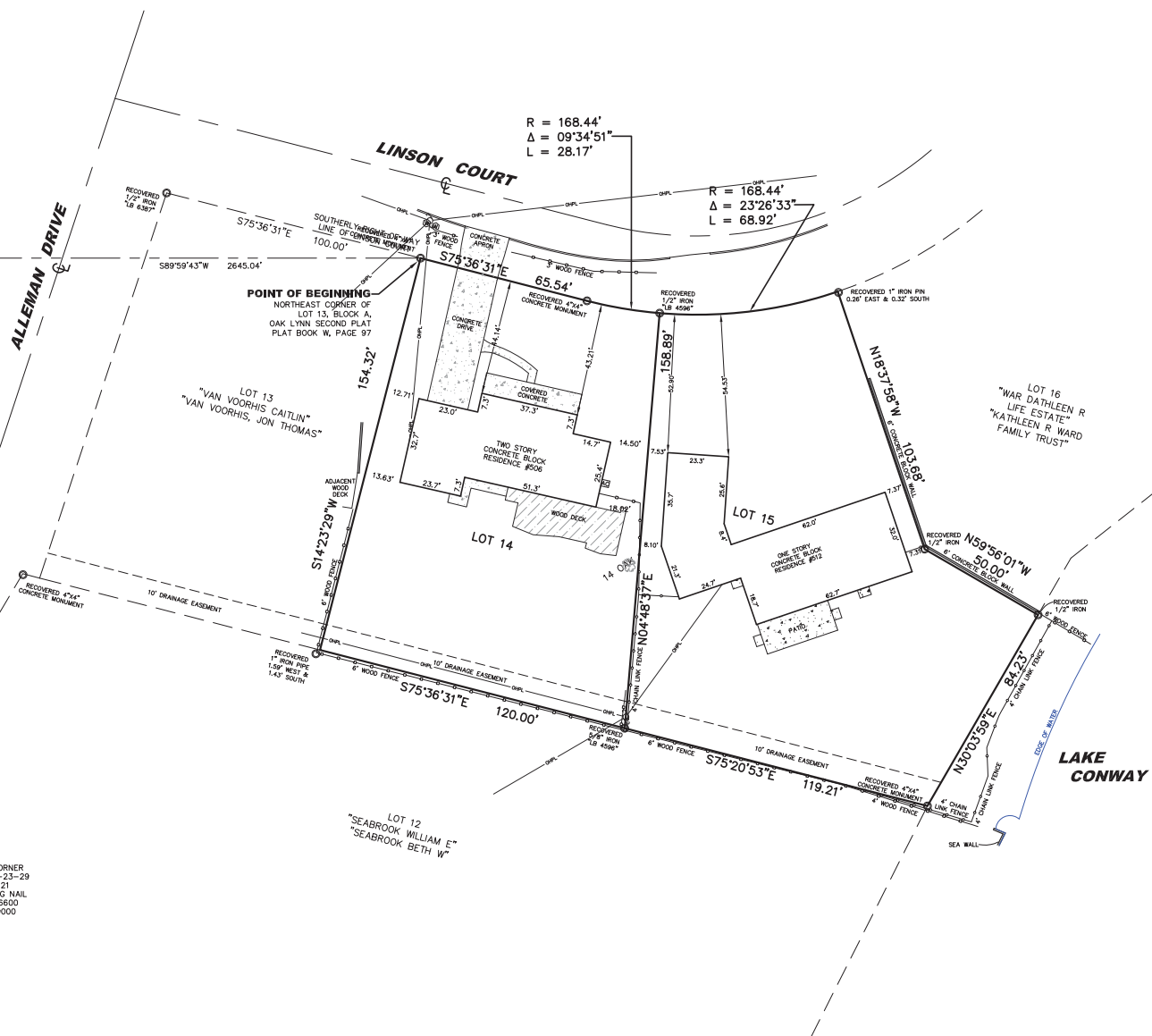
N00°00'17"W

SOUTHWEST CORNER OF SECTION 13-23-29  
CCR #096121  
RECOVERED MAG NAIL  
N 1507437.26600  
E 535345.39000

ALLEMAN DRIVE

LINSON COURT

LAKE CONWAY



SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 12/06/2021  
JAMES R. SHANNON, JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD BY: JK-RR SCALE: 1" = 30'  
FILE NUMBER: PBW-P097-BLKA-L014-15

# LINSON HOMESTEAD

A REPLAT OF LOT 14 AND LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

RECEIVED  
2/2/2022  
CITY OF EDGEWOOD

SHEET 1 OF 1

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## LINSON HOMESTEAD DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That John C. Mezzina and Julie B. Mezzina, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF, I have caused these presents to be signed and attested to by the officers named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Printed Name: John C. Mezzina Owner  
Printed Name: Julie B. Mezzina Owner

Signed in the presence of: \_\_\_\_\_ By: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by John C. Mezzina and Julie B. Mezzina, as owners, who are personally known to me or has produced \_\_\_\_\_ as Identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Signature of Notary: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY, that on \_\_\_\_\_, the foregoing plat was examined and approved by

Allen C. Lane, Jr. CITY ENGINEER

## CERTIFICATE OF APPROVAL BY EDGEWOOD PLANNING & ZONING BOARD

THIS IS TO CERTIFY, that on \_\_\_\_\_, the foregoing plat was approved by the Edgewood Planning & Zoning Board of the City of Edgewood.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

I hereby certify that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part 1 of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

BY: Randall L. Roberts, R.L.S. Date \_\_\_\_\_  
Florida Registration Number 3144  
State of Florida

## CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on \_\_\_\_\_, the City County of the City of Edgewood approved the foregoing plat.

John Dowless, Mayor \_\_\_\_\_ Bea L. Meeks, City Clerk \_\_\_\_\_

## QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in the City of Edgewood, Orange County, Florida.

JAMES R. SHANNON, JR., PSM REGISTRATION No. 4671 Date \_\_\_\_\_  
SHANNON SURVEYING, INC., LB No.6888  
499 North S.R. 434 Suite 2045 ALTAMONTE SPRINGS,  
FLORIDA, 32714, (407) 774-8372

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records

on \_\_\_\_\_ as Document No. \_\_\_\_\_  
County Comptroller in and for  
Orange County, Florida

By: \_\_\_\_\_

### LEGAL DESCRIPTION:

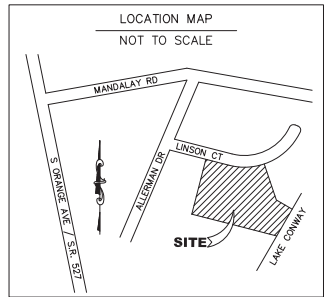
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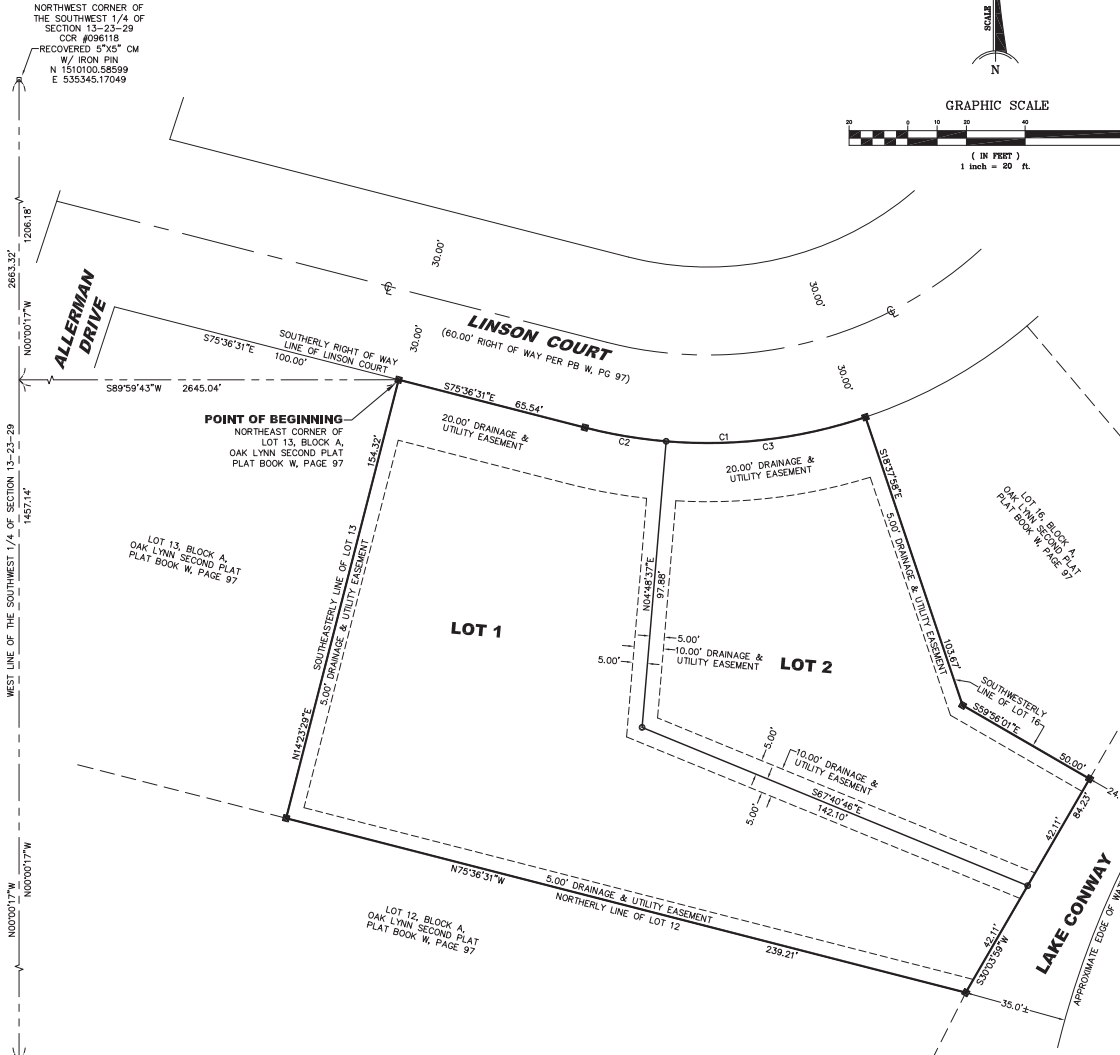
### GENERAL NOTES:

- Bearing structure shown hereon are grid bearings based on the North American Datum of 1983, Florida East Zone. Bearings shown on the West line of the Southwest 1/4 of Section 13-23-29 as being N00°00'17"W as measured between CCR #096121 and CCR #096118.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- The Drainage and Utility Easement shown hereon is to be owned and maintained by the owners of Lots 1 and 2.



- LEGEND:
- - SET 4"x4" CM "PRM #4671", UNLESS OTHERWISE NOTED AS NOTED
  - - RECOVERED NAIL & DISK, AS NOTED
  - - RECOVERED CM AS NOTED
  - - SET 4"x4" IRON "SHANNON #4671"
  - - INDICATES CENTERLINE IDENTIFICATION
  - - NUMBER
  - - CONCRETE MONUMENT
  - CCR - CERTIFIED CORNER RECORD
  - DOC - DOCUMENT
  - LB - LICENSED BUSINESS CERTIFICATION
  - ORB - OFFICIAL RECORDS BOOK
  - PB - PLAT BOOK
  - PG - PAGES
  - PRM - PERMANENT REFERENCE MONUMENT

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - S.R. E 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898



CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	168.44'	33°01'12"	97.07'	N87°52'53"E	95.74'
C2	168.44'	09°34'26"	28.15'	S80°23'44"E	28.11'
C3	168.44'	23°26'46"	68.93'	N83°05'40"E	66.45'

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.