



RECEIVED

FEB 16 2022

CITY OF EDGEWOOD

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

Office Use Only:	2/16/2022	Variance Application #:	2022-VAR-02
Received Date:		Received by:	Brett Soliszu
P&Z Meeting Date:		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:	Eric Baker	Owner's Name:	Eric Baker
Address:	535 Mandalay Rd.	Address:	535 Mandalay Rd.
Phone Number:	407-963-5695	Phone Number:	407-963-5695
Fax:		Fax:	
Email:	eric.c.baker67@gmail.com	Email:	eric.c.baker67@gmail.com
Legal Description:	Mandalay Shores 3/37 Lot B		
Zoned:	0103 - Single Fam Class III (R-1AA)		
Location:			
Tract Size:	22502 sqft :52 acres		
City section of the Zoning Code from which Variance is requested:	Variance on easement on house		
Request:			
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.**



RECEIVED

FEB 16 2022

CITY OF EDGEWOOD

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.

AGREE:	<i>EP</i>	DISAGREE:	
---------------	-----------	------------------	--

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).

AGREE:	<i>EP</i>	DISAGREE:	
---------------	-----------	------------------	--

The applicant hereby states that the above request for Variance does not violate any deed restrictions on the property.

Applicant's Signature:		Date:	
Applicant's Printed Name:			
Owner's Signature:	<i>EB</i>	Date:	<i>2/16/2022</i>
Owner's Printed Name:	<i>Eric Baker</i>		

Please submit your completed application to City Hall via email at bmeeks@edgewood-fl.gov or 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.

Justification for Variance

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.**

Due to covid the applicants job requires working from home going forward. We are turning a closet into a home office and adding a new closet to replace the one being turned into an office. By seeking this variance, we are choosing the design that least effects the look of the house and makes it aesthetically pleasing.

2. **That the special conditions and circumstances do not result from the actions of the applicant.**

Due to covid the applicant's job is now a home based position as dictated by her employer.

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.**

This variance will not allow the applicant any special privilege. It is allowing the owner to maintain much needed storage space while allowing them to work from home as instructed by applicant's employer.

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 granting of this variance would allow the homeowner to maintain much needed storage space in a home that is already one of the smallest on the street while allowing the applicant to have the needed office space to work from home.

5. **That the variance approved is the minimum variance that will make possible the reasonable use of the land, building, or structure.**

The variance requested sits 1'-1" into the allowed setback of 10'. By allowing the variance the applicant will be able to square off the side of the house and make it more visually pleasing to the community.

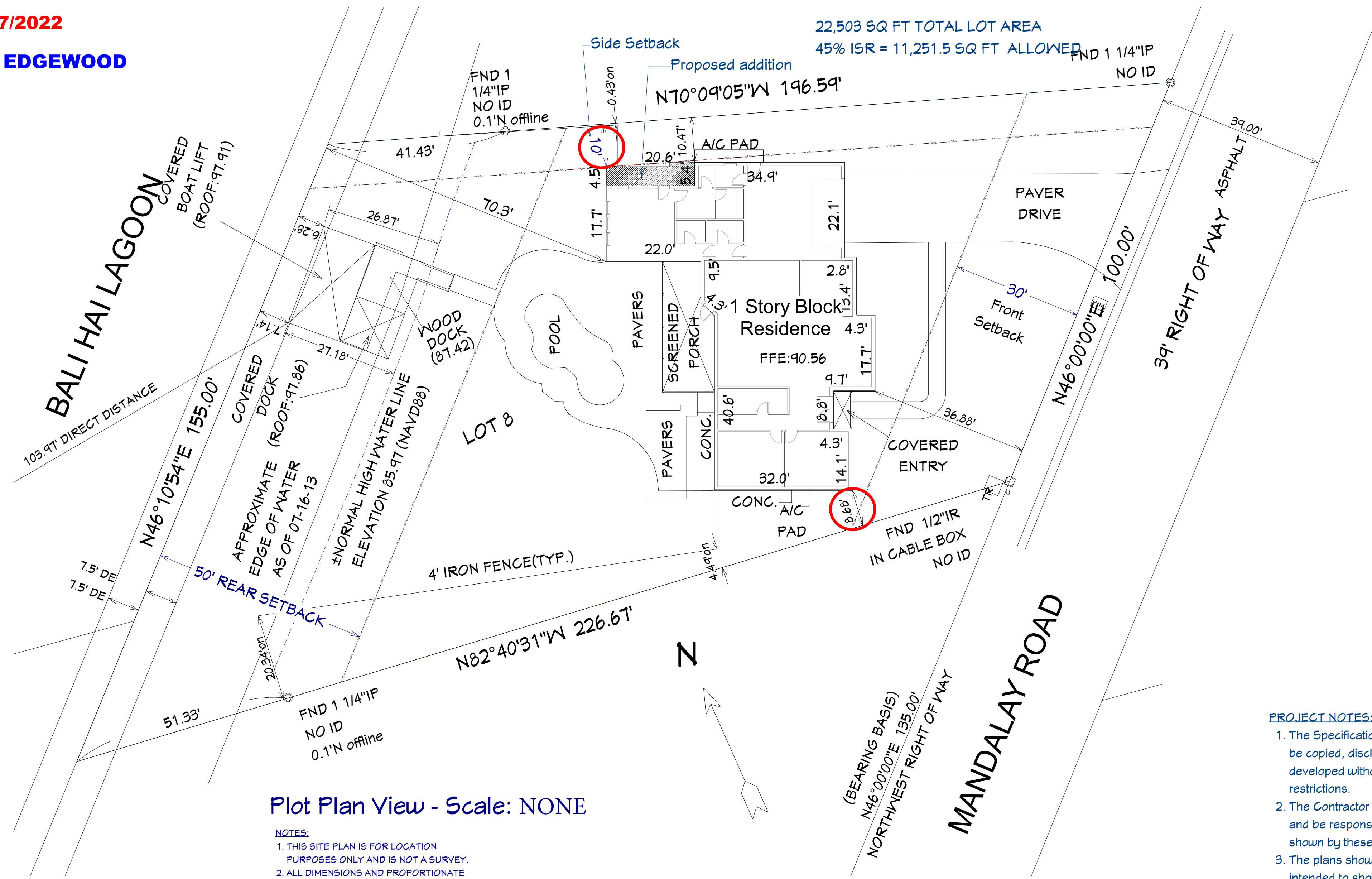
6. **That approval of the variance will be in harmony with the general intent and purpose of the chapter and that such variance will not be injurious to the neighborhood or otherwise detrimental to the public.**

Approval of this variance will improve the look of this structure and therefore add aesthetic value and create a more cohesive design to the structure.

7. **That the variance sought will be consistent with the Edgewood comprehensive plan.**

By improving the exterior appearance of the building the applicant is staying consistent with the Edgewood comprehensive plan.

RECEIVED
3/7/2022
CITY OF EDGEWOOD



Plot Plan View - Scale: NONE

- NOTES:**
1. THIS SITE PLAN IS FOR LOCATION PURPOSES ONLY AND IS NOT A SURVEY.
 2. ALL DIMENSIONS AND PROPORTIONATE LOCATIONS OF ALL SITE FIXTURES ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
 3. IF KNOWLEDGE OF EXACT SITE CONDITIONS ARE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SITE SURVEY FROM A LICENSED SURVEYOR.

GENERAL NOTES:

1. The contractor shall visit the site prior to preparation of his bid and thoroughly familiarize himself with conditions of the construction area and work required to perform the work of this contract. Obtain dimensions by calculation, DO NOT SCALE THE DRAWINGS. If dimensions are in question, the contractor shall request clarification from the Building Designer prior to continuing construction of the area in question.
2. All dimension are taken from face of existing finish or masonry or ICF or stud unless noted otherwise.
3. Termite protection to comply with FBC 2017, 6th Edition, Sections 1816 and R318.
4. All conduit, piping, and ductwork penetrating any rated assembly; floor, ceiling or wall shall have an approved fire rated assembly for the specific application.
5. All mechanical and electrical equipment shall be located on site per construction documents or civil drawings.
6. All lumber in contact with the soil, concrete, masonry, or as indicated or required shall be pressure preservative treated.
7. See floor plans and reflected ceiling plans for specific elevations and details.
8. Install thresholds at all exterior doors, at fire rated doors, and doors between air conditioned & non air conditioned spaces and where materials change on either side.
9. All soffit systems, roof systems and window systems to meet all uplift and shape criteria as required by codes.
10. Specifications and requirements indicated on structural, mechanical, plumbing and electrical drawings are considered minimum acceptable criteria and may be superseded by more stringent criteria required as part of construction documents. Contractor shall notify the Building Designer for any possible conflicts or discrepancies prior to commencing the specific work.
11. Contractor to coordinate and verify all exterior wall control and expansion joints prior to the commencement of specific work.
12. All glass to be tempered per code adjacent to doors, bathrooms, etc..
13. Provide Duralock tile backer board at all locations scheduled for tile finish
14. Provide casing beads at all stucco and drywall transitions to different material. Provide sealant joint w/ backer rod or bond break. Typical unless noted otherwise.
15. Provide corner beads at all stucco and drywall returns.
16. Provide control joints between different construction types. I.e. metal framing and C.I.P. or C.M.U. construction.
17. All finishes shall be repaired to produce a uniform finish.
18. The Building Designer shall not be held responsible for work performed not in accordance with these documents nor for misinterpretation of the drawings, nor for unsatisfactory work by contractor.
19. Selection of interior finishes, electrical fixtures/equipment, plumbing fixtures/equipment, hvac equipment shall be as specified in the contract between the Owner and Contractor/Builder.

PROJECT COMPLIANCE:

1. Code requirements: it is the intent that all work shall conform to the adopted codes, standards and rules of the administrative authority having jurisdiction.
2. All work shall conform with drawings and specifications in accordance with the requirements of all the following where applicable:
 - a. Governing municipal and regulatory agencies
 - b. Local, state and federal bodies

APPLICABLE CODES:

- | | |
|---|----------------------------------|
| FLORIDA BUILDING CODE | TTH EDITION (2020) |
| RESIDENTIAL | |
| FLORIDA FIRE PREVENTION CODE | TTH EDITION (2020) |
| FLORIDA BUILDING CODE ACCESSIBILITY | TTH EDITION (2020) |
| NFPA 70-14. NATIONAL ELECTRICAL CODES | NEC 2017 & 6TH
FBCR CH. 34-43 |
| BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE | (ACI 318-14) |
| SPECIFICATIONS FOR STRUCTURAL CONCRETE | (ACI 301-10) |
| BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES | (ACI 530-13) |
| NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | 2015 EDITION |
| WOOD FRAMED CONSTRUCTION MANUAL | 2015 EDITION |
| APA PLYWOOD DESIGN SPECIFICATION | 2012 EDITION |
| AMERICAN SOCIETY OF CIVIL ENGINEERS | ASCE/SEI 7-16 |
| ALUMINUM DESIGN MANUAL | 2015 EDITION |

OCCUPANCY CLASSIFICATION: Residential - R3
ZONING: R-1AA

Square Footage:

Existing Residence Under air:	2,607	IMPERVIOUS SURFACE CALCULATION:
Existing Residence Not under air:	879	TOTAL LOT AREA = 22,503 SQ FT
New Addition Under air:	97	45% ISR = 11,251.5 SQ FT ALLOWED
Total under roof:	3,583	6,807 ACTUAL

Sheet Index	
Label	Title
CV	Cover Sheet
1.1	Structural Notes
2.1	Foundation plan and details
2.2	Floor Plan
2.3	Roof Plans
2.4	Roof Plan and Notes
2.5	Roof Framing Plan
3.1	Exterior Elevations
3.3	Wall Sections and Details

PROJECT NOTES:

1. The Specification, Ideas, Designs, and Arrangements represented herein are and shall remain the property of the Designer and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specified project for which they have been prepared and developed without written consent. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions.
2. The Contractor shall verify all conditions and dimensions and report any discrepancies to the Owner prior to beginning work. Contractors shall verify and be responsible for all dimensions and conditions on the Job and this office must be notified of any variation from the dimensions and conditions shown by these drawings.
3. The plans show the location of all fixtures and equipment and are intended to convey the general intent of the work in scope and layout. They are not intended to show in minute detail every and all accessories intended for the purpose of execution of the work, but is understood that such details are part of this work.
4. The Contractor is responsible for providing a complete and finished product. Any items not specified, or identified, but required to complete an assembly, system, etc. shall be considered part of this contract.
5. The Contractors shall coordinate and assure themselves that all items of work will fit and function in accordance with the intent of these documents and that individual pieces of the same and different systems will properly function in conformance with the Manufacturer and Industry Standard requirements.
6. The Contractor shall be responsible for all damage, inside or outside the limit of work due to operations. The Contractor shall restore all damaged areas or items to their original condition at no additional cost to the Owner. The Contractor shall provide all temporary protection as required to properly secure the building from intruders, animals, and the elements.
7. The Contractor shall be responsible for any existing material or system integrated with scope of work for conformance with the contract documents and objectives of this project. All clearances and conflicts of any and all construction; Framing/ Mechanical/ Plumbing/ Electrical/ etc required shall be adjusted for proper fit, accessibility and function.
8. The Contractor shall be responsible for the coordination of all trades not identified, indicated or described in the drawings. Individual Contractors shall be responsible for the conformance of their design and execution to all applicable Local, State and Federal Building Codes and Ordinances, Zoning Bylaws and Governing Agencies as well as OSHA, NFPA and the Health Acts. The Contractor shall coordinate all N.I.C., Owner supplied, and furnished items as required. 10. The Contractor shall work in a clean, organized, and professional manner and shall be responsible for maintaining the safety and security of the site during construction.
9. The Contractor shall be responsible for the removal of trash from the site, on a weekly basis, at a minimum, and maintain a safe and orderly condition.
10. Coordinate all dimensions or equipment and built in items with final placement locations as-built conditions.
11. All material shall be installed in strict accordance with manufacturers specifications and related trade practices or standards. The preparations and modifications of underlying conditions shall be complete and ready for the next trade or product. All work shall be in conformance with good trade practice and performed by skilled workers, trained in the installation of the product being installed. Work not conforming to these requirements shall be cause for rejection. Satisfactory remedies may involve complete removal and replacement of defective work or material at the contractors expense.
12. General Contractor shall be responsible for all required drawings, calculations and diagrams for plumbing, mechanical and electrical permits and to install required components to meet all applicable codes.
13. General Contractor shall be responsible for all required drawings, calculations, diagrams and certification for contractor supplied systems for required permitting and as required to meet all applicable codes.
14. The Contractor is advised that the Owner and other Contractors may be performing work during the performance of his work. Complete cooperation and coordination is required.
15. Any Contractor, Subcontractor, Individual, Company, or their designees performing work or services for this project, be it for materials, labor or both shall be responsible for the detailed examination of existing conditions at the site, as indicated in drawings, or in other information available from a Public Agency or Utility Company. No consideration shall be given for claims made as a result of failure to understand, identify or establish existing conditions. Any damage to existing shall be the responsibility of the Contractor and repaired at his own expense.

CONCEPT DESIGNER
 arling
 CONCEPT + DESIGN, INC.
 NATALIA BALIC
 INFO@DARLING-INC.COM

PROFESSIONAL ENGINEER

PROFESSIONAL ENGINEER SEAL
 TO THE BEST OF THE ENGINEER'S KNOWLEDGE, INFORMATION AND BELIEF, THE STRUCTURAL, PLUMBING AND SPECIFICATIONS SHOWN WITHIN THESE DRAWINGS COMPLY WITH THE 2021 FLORIDA BUILDING CODE, RESIDENTIAL, TTH EDITION. ENGINEER'S SIGNATURE AND SEAL IS REQUIRED FOR THE STRUCTURAL ENGINEERING PORTION OF THE DRAWING. ENGINEER'S SIGNATURE AND SEAL ARE NOT VALID UNLESS SIGNED AND SEALED BY THE E.O.R. UNLESS NOTED AND SEALED BY THE E.O.R.

REVISION TABLE	
DATE	REVISION BY / DESCRIPTION

Baker Residence
 595 Mandalay Road
 Orlando, FL 32804

SHEET NAME:
 Cover Sheet

DATE:
 10/28/2021

SHEET:
 CV

RECEIVED

3/3/2022

CITY OF EDGEWOOD

22,503 SQ FT TOTAL LOT AREA
45% ISR = 11,251.5 SQ FT ALLOWED

CONCEPT DESIGNER
Darling
CONCEPT + DESIGN, INC.
NATALIA BALIC
INFO@DARLING-INC.COM

BALI HAI LAGOON

COVERED
BOAT LIFT
(ROOF: 97.91)

COVERED
DOCK
(ROOF: 97.86)

WOOD
DOCK
(87.42)

LOT 8

POOL

PAVERS

SCREENED
PORCH

1 Story Block
Residence
FFE: 90.56

PAVERS

CONC.

CONC. A/C
PAD

COVERED
ENTRY

PAYER
DRIVE

30'
Front
Setback

39.00'
39' RIGHT OF WAY ASPHALT

103.97' DIRECT DISTANCE

N46°10'54"E 155.00'

50' REAR SETBACK

APPROXIMATE
EDGE OF WATER
AS OF 07-16-13

±NORMAL HIGH WATER LINE
ELEVATION 85.97 (NAVD88)

4' IRON FENCE (TYP.)

N82°40'31"W 226.67'

N

(BEARING BASIS)
N46°00'00"E 135.00'
NORTHWEST RIGHT OF WAY

MANDALAY ROAD

- NOTES:**
1. THIS SITE PLAN IS FOR LOCATION PURPOSES ONLY AND IS NOT A SURVEY.
 2. ALL DIMENSIONS AND PROPORTIONATE LOCATIONS OF ALL SITE FIXTURES ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK.
 3. IF KNOWLEDGE OF EXACT SITE CONDITIONS ARE REQUIRED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A SITE SURVEY FROM A LICENSED SURVEYOR.

Existing zoning: R-1AA

Plot Plan - Scale: 1 in = 20 ft

REVISION TABLE	REVISION BY	DESCRIPTION

Baker Residence
535 Mandalay Road
Orlando, FL 32804

SHEET NAME:
Plot Plan View

DATE:
2/25/2022

SHEET:

CV1

Side Setback

Proposed addition

N 70° 09' 05" W 1'

ie

0.43'on

10'

5.4' 1'-1"

Amount over setback

20.6' 10.47'

5.4'

A/C PAD

34.9'

Enlarged Plot Plan - Scale: 1/4 in = 1 ft

REVISION TABLE		
REVISION	DATE	DESCRIPTION

Baker Residence
535 Mandalay Road
Orlando, FL 32809

SHEET NAME:
Enlarged Plan
View

DATE:
2/25/2022

SHEET:

CV2