



1117 East Robinson St.
Orlando, FL 32801
Phone: 407.425.0452
Fax: 407.648.1036

February 23, 2022

Mr. Brett Sollazzo
Administrative Assistant
City of Edgewood
405 Bagshaw Way
Edgewood, FL 32809-3406

RE: 535 Mandalay Road – home addition Application review
CPH Project number E7601

Dear Brett,

We are in receipt of the plans for the proposed home addition for the above address. The application included an Application for Variance, Justification for Variance response, and two plan sheets showing the proposed improvements. We reviewed the application and plans to verify the proposed request. We also searched this property on the Orange County Property Appraisers (OCPA) web site. Per the web site the lot is zoned R-1AA. Below are our comments.

Plan review comments:

1. The plan sheets were submitted as 11"x17". When plotted, they do not print to the scale listed on the drawing. Please check the scale and drawing size.
2. Both plan sheets are numbered CV and are listed as "Cover Sheet." Please revise the second sheet number and name accordingly.
3. Plan Sheet CV (the cover sheet with notes) lists the property zoning as Residential – R3. As noted above, the OCPA website lists the zoning as R-1AA. Please verify and revise as necessary.

Variance application review and summary:

4. The side setback is called out as 10'. The proposed addition will encroach in the setback by 1'-1", leaving 8'-11" from the corner of the addition to the side lot line. A variance will be required.
5. The applicant submitted an Application for Variance and provided a response to the Justification for Variance. We reviewed the response to the questions, which are summarized below.
 - A. Response 1 – the applicant stated the special condition is due to being required to work from home. The need is to add additional living space to replace the area being used for a new home office.
 - B. Response 2 – The applicant stated the special condition is due to being required to work at home.
 - C. Response 3 – The applicant stated this variance will not allow the applicant any special privilege. The request will provide this specific home a privilege of building into the setback. Other home owners will be afforded the same opportunity to request a variance should they require a similar condition. As an added note, this home already encroaches into the setback on the south side of the lot. This appears to have been a construction condition and not a previous variance request.



- D. Response 4 – the applicant referenced the needed extra space while allowing the applicant to have the needed office space to work from home.
- E. Response 5 – This is the minimum variance requested while allowing the addition to encroach into the setback 1'-1".
- F. Response 6 – the applicant did not confirm the encroachment would not be detrimental to the public or injurious to the neighborhood. Based on the engineering review by CPH, we do not see where the encroachment will be injurious to the neighborhood.
- G. Response 7 – the applicant reference “improving” the exterior appearance of the building. The City comprehensive plan also makes reference to maintaining the appearance of the home.

We reviewed the response to the Justification items in the Variance checklist. Based on our review of the application and the review of the existing plat for the development, we do not have any objections to approving the request.

This completes our review of the submitted plans. Please have the applicant make the necessary changes to the plans noted in the comments above, and resubmit the revised plan sheets along with a response letter addressing the comments.

Please be reminded, final approval of the application by the City of Edgewood does not grant authority to alter other portions of this property, nor does it waive any permits that may be required by Federal, State, or County agencies which may have jurisdiction.

Sincerely,
CPH, Inc.

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

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

CC: File

j:\e7601\civil\documents\city plans-application review\535 mandalay rd office addition\letter\535 mandalay road - office addition review 2-21-22.docx