



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

Office Use Only:		Variance Application #:	VAR-2022-01
Received Date:	2/2/2022	Received by:	Brett Sollazzo
P&Z Meeting Date:	3/14/2022	City Council Meeting Date:	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.

Applicant's Name:	John Mezzina	Owner's Name:	John Mezzina
Address:	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Edgewood, FL 32809	Address:	506 Linson Ct. Edgewood, FL 32809 512 Linson Ct. Orlando FL, 32809
Phone Number:	407.810.2753	Phone Number:	407.810.2753
Fax:	N.A.	Fax:	N.A.
Email:	Jcocktails@aol.com	Email:	Jcocktails@aol.com
Legal Description:	Parcel 13-23-29-6056-01-140 Parcel 13-23-29-6056-01-150		
Zoned:	R1-AA		
Location:	See above address		
Tract Size:	36,189 sq Ft / .83 acres		
City section of the Subdivision Regulations (Chapter 126) from which Variance is requested:	Code Section 126-168(8)		
Request:	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.		
Existing on Site:	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.

AGREE:	<i>John Mezzina</i>	DISAGREE:	
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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 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.