



**NON-ADMINISTRATIVE VARIANCE APPLICATION**

104 N. Riverside Drive  
Edgewater, FL 32132  
[Planning@cityofedgewater.org](mailto:Planning@cityofedgewater.org)  
386-424-2400 ext. 1502

25-01900007

Fees: Residential - \$600.00\* / Non-Residential - \$1,000.00\*

\*After the fact request - Double Fee

Case No. VA-2506

**APPLICANT INFORMATION (must be a person)**

Jennifer White/Thomas Ahmaty 609-420-4078 raw7.3exc@gmail.com  
Name Phone Email  
1202 Bond st Edgewater FL 32132  
Street Address City State ZIP Code

**PROPERTY OWNER INFORMATION (if different from applicant)**

\_\_\_\_\_  
Name Phone Email  
\_\_\_\_\_  
Street Address City State ZIP Code

**VARIANCE INFORMATION**

1202 Bond st 8403-09-00-0240  
Street Address/Location Parcel ID No.

**REQUIRED DOCUMENTS**

- 1. Current Deed
- 2. Signed and sealed survey showing all existing structures and all new alterations (waterfront property must show the Mean High-Water Line and Wetlands Vegetation Line)
- 3. A site plan, including dimensions, showing the item requested as to the nature of the variance
- 4. Approval documentation from Homeowner's Association (if applicable)
- 5. Any other material deemed necessary by the staff

Please provide a detailed response to the following (You may complete this on a separate page if more room is needed):

Proposed Use Covered Patio

Description of request \_\_\_\_\_

1. Explanation of hardship lots of sunlight and heat. Need to cover area

2. Will the granting of the proposed variance result in creating or continuing a use which is not compatible with adjacent uses in the area?  Yes  No Please explain other neighbors have similar structures within the setback

3. Is the proposed action the minimum action available to permit reasonable use of the property?  Yes  No Please explain \_\_\_\_\_



**DISCLAIMER AND SIGNATURE**

Pursuant to Chapter 286, F.S., if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceeding is made. The city does not prepare or provide such record.

**PLEASE SUBMIT YOUR APPLICATION WITH ALL REQUIRED ATTACHMENTS. SUBMISSIONS OF INCOMPLETE APPLICATIONS WILL DELAY PUBLIC HEARINGS. APPLICATION FEES ARE NON-REFUNDABLE.**

I have read and agree to the terms and conditions set forth in this application.

[Signature] 6/6/25  
Owner Signature Date

Thomas Palmatier [Signature] 6/6/25  
Applicant Signature Date

**NOTARIZED AUTHORIZATION OF OWNER (to be completed if applicant is not the property owner)**

I/we Thomas Palmatier as the sole or joint fee simple title holder(s) of the property described as (address or parcel number) 1202 Bond street authorize

\_\_\_\_\_ to act as my agent to seek a Non-Administrative Variance on the above referenced property.

[Signature]  
Owner's Signature

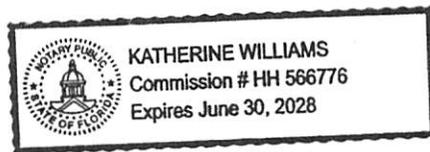
\_\_\_\_\_  
Owner's Signature

STATE OF FLORIDA  
COUNTY OF VOLUSIA, to wit:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of June 6, 2025, by Thomas Palmatier

[Signature]  
NOTARY PUBLIC  
(Signature of Notary Public - State of Florida)

SEAL



Personally Known OR  Produced Identification  
Type of Identification Produced  
FLDL P453-825-80-230-0

**AGREEMENT FOR CONSULTANT, ENGINEERING, PLANNING,  
ENVIRONMENTAL, LEGAL, ADVERTISING COSTS & ON-SITE INSPECTIONS**

The City of Edgewater contracts for certain consultant, engineering, planning, environmental and legal services related to its review of development projects. All fees charged by any such consultant, engineering, planning, environmental, on-site inspections and/or legal service providers are required to be paid by the **owner/applicant**. In addition, the **owner/applicant** is required to pay all advertising and recording costs in connection with application submitted by the undersigned.

The undersigned agrees that it shall be liable to the City for one hundred percent (100%) of the actual costs, both direct and indirect, of coordinating and reviewing the application submitted by the undersigned, including, but not limited to, the following:

- Engineering Review and Approval Fees*
- Planning Consultant Fees*
- On Site Inspection and Approval Fees*
- Legal Fees*
- Advertising Costs*
- Recording Costs*

The owner/applicant does hereby acknowledge that on-site inspections by City staff, consultants, elected and appointed officials are permitted on said property.

The undersigned agrees to pay the above-referenced fees within thirty (30) days of receipt of an invoice for same and further agrees to pay to the City interest on the unpaid balance at the rate of one percent (1%) per month for any fees not remitted within thirty (30) days of receipt of an invoice for same. No site inspections, Development Order or Certificates of Occupancy will be issued until all of the above-referenced fees are paid in full.

**OWNER/APPLICANT:**

Owner Signature

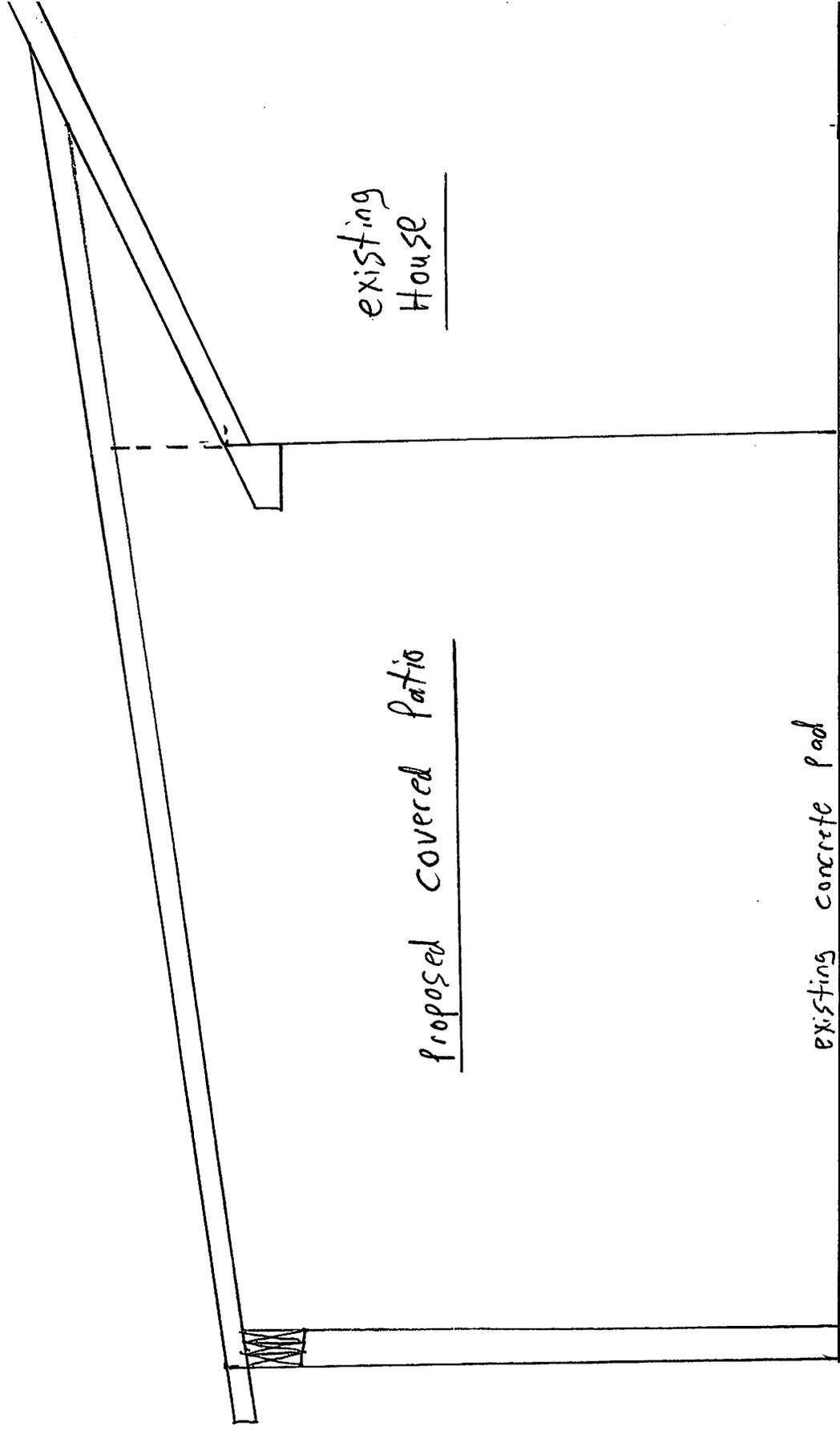
Thomas E. Palmatier

Print Name

Title

6/6/25

Date



existing House

proposed covered patio

existing concrete pad

side view

Rear View

