



NON-ADMINISTRATIVE VARIANCE APPLICATION

104 N. Riverside Drive
Edgewater, FL 32132
Planning@cityofedgewater.org
386-424-2400 ext. 1502

NL# 26-01900008

Case No. VA-2608

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

*After the fact request - Double Fee

APPLICANT INFORMATION (must be a person)

Name RICHARD T. LIMPSON JR. Phone 386 451 4698 Email RTI198@gmail.com
Street Address 2365 S. Palmetto Ave. City SOUTH DAYTONA State FL. ZIP Code 32119

PROPERTY OWNER INFORMATION (if different from applicant)

Name _____ Phone _____ Email _____
Street Address _____ City _____ State _____ ZIP Code _____

VARIANCE INFORMATION

Street Address/Location 1210 WILLOW OAK DR. EDGEWATER, FL 32132 Parcel ID No. 840201030540

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 Residence

Description of request To increase the maximum 30% Lot Occ. to 36.1%

1. Explanation of hardship Airport lots with hangars along Willow Oak Dr. require more space to provide a reasonable residence footprint.
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 _____
3. Is the proposed action the minimum action available to permit reasonable use of the property? Yes No Please explain _____

4. Are the physical characteristics of the subject site unique and not present on adjacent sites? Yes No Please explain _____

5. Are the circumstances creating the need for the variance the result of actions by the applicant or actions proposed by the applicant? Yes No Please explain _____

6. Will the granting of the proposed variance cause substantial detriment to the public welfare or impair the purposes and intent of the Land Development Code? 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.

Owner Signature [Signature] Date 4/7/2026

Applicant Signature [Signature] Date 4/7/2026

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

I/we _____ as the sole or joint fee simple title holder(s) of the property described as (address or parcel number) _____ authorize _____ to act as my agent to seek a Non-Administrative Variance on the above referenced property.

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 _____, 20____, by _____.

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

SEAL

Personally Known OR Produced Identification
Type of Identification Produced

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:

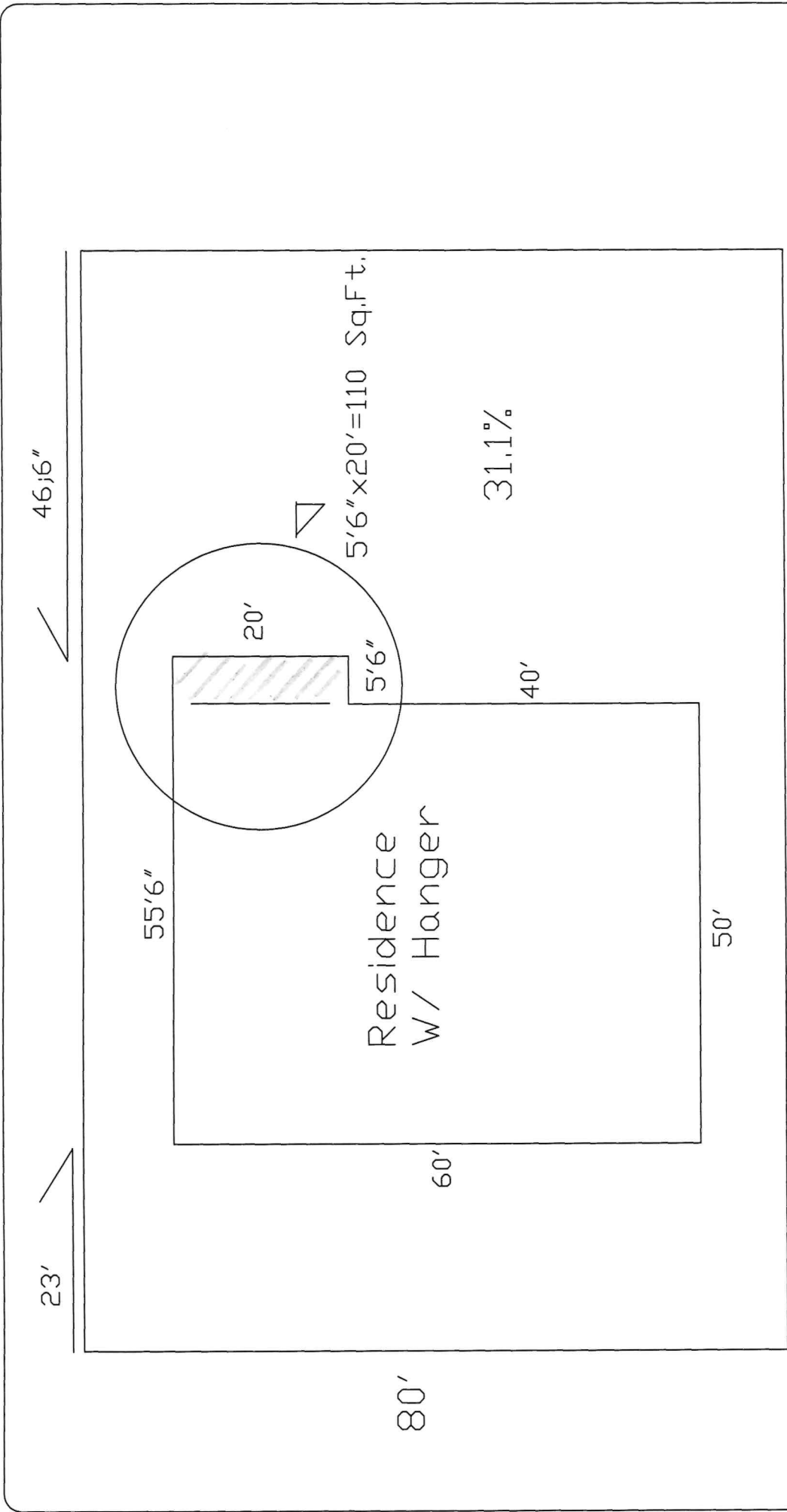
- Engineering Review and Approval Fees*
- Planning Consultant Fees*
- On Site Inspection and Approval Fees*
- Legal Fees*
- Advertising Costs*
- Recording Costs*

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
Owner Signature	Title
Richard T. Impson Jr.	4/7/2024
Print Name	Date



5'6" x 20' = 110 Sq.F.t.

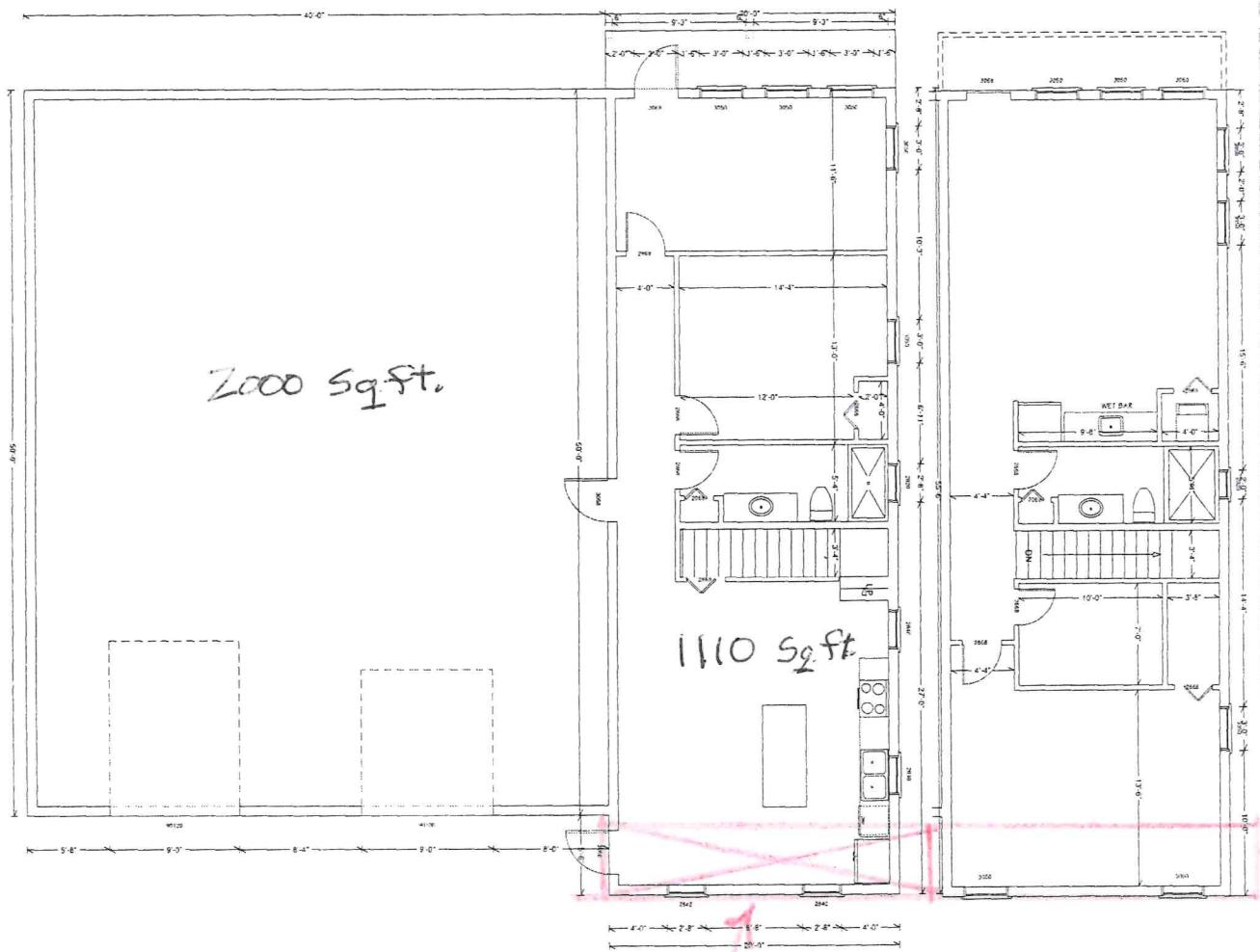
31.1%

Residence
W/ Hanger

125'

Richard Impson

1210 Willow Oak Dr.



Total Sq. ft.
3110

DEWITT ENGINEERING, LLC

"Think it through, then follow through."

10 Royal Tern Ln. Palm Coast, FL 32164
386.671.2455 Cell dewittengineeringllc@gmail.com

PROPOSED BANRDO
W/ FUTURE HANGER

1210 Willow Oak Dr.
Edgewater, FL 32132

**RICHARD
IMPSON**
PH. 386.451.4598

PROFESSIONAL ENGINEER SEAL

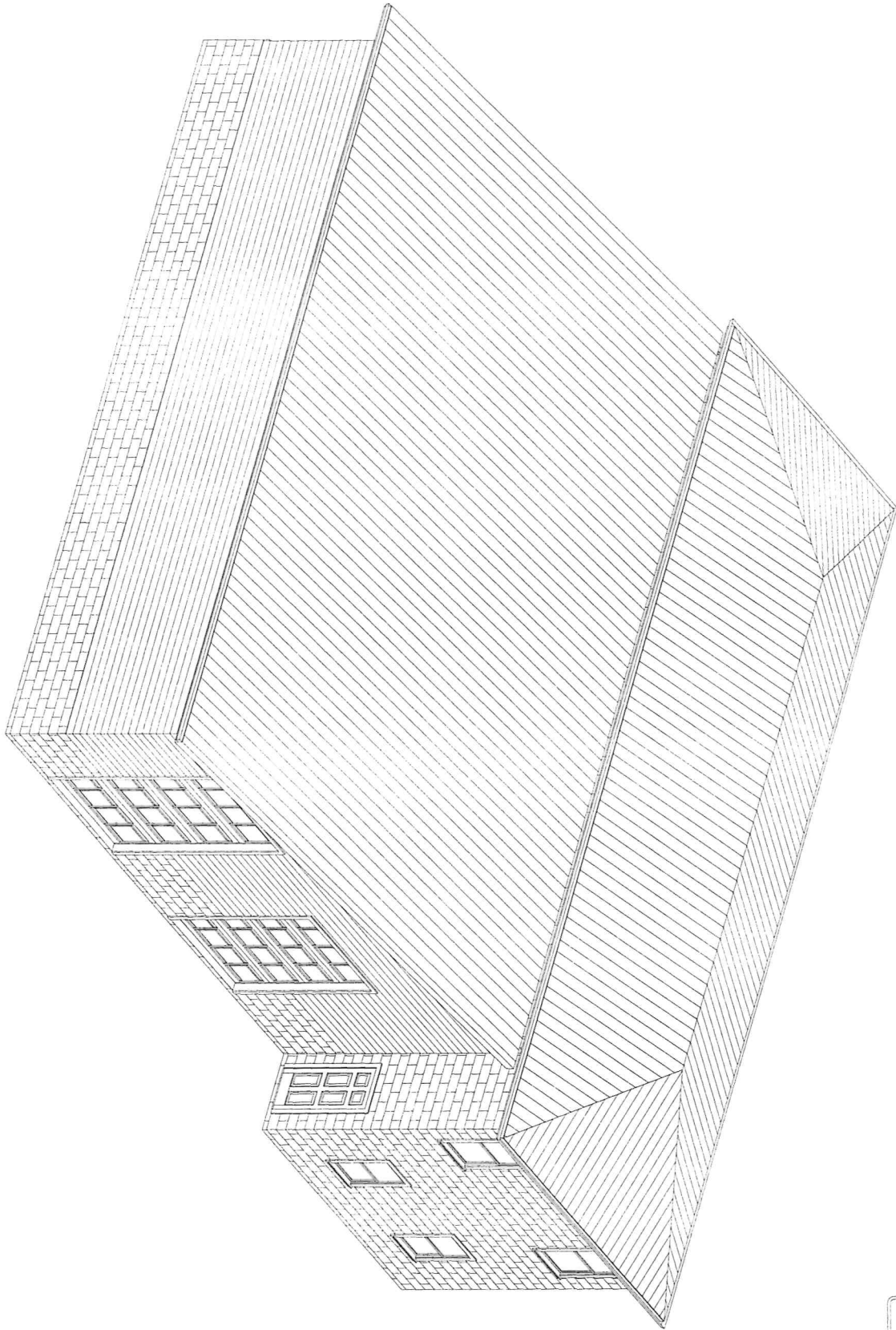
SCALE AS NOTED

DATE: 3/11/2026

DRAWN BY: RFD

SHEET NUMBER

A-2



DEWITT ENGINEERING, LLC

"Think it through, then follow through."

10 Royal Tern Ln. Palm Coast, FL. 32164
386.871.2456 Cell dewittengineeringllc@gmail.com

**PROPOSED BANRDO
W/ FUTURE HANGER**

1210 Willow Oak Dr.
Edgewater, FL. 32132

PROFESSIONAL ENGINEER SEAL:

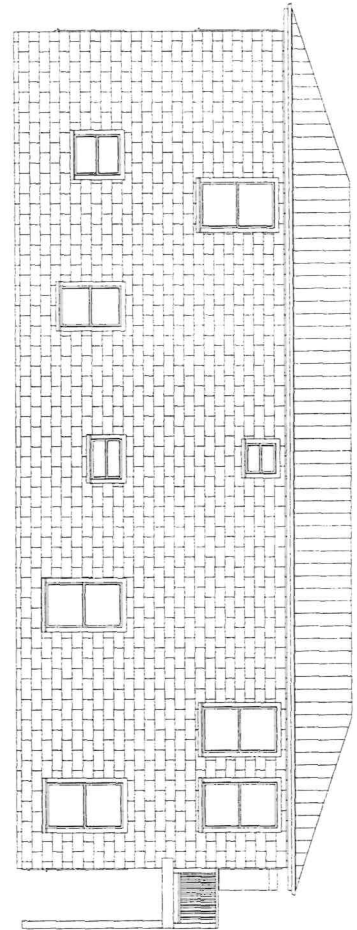
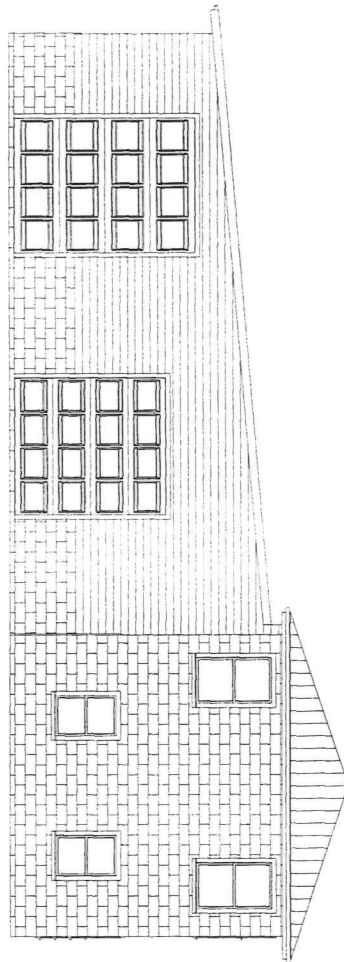
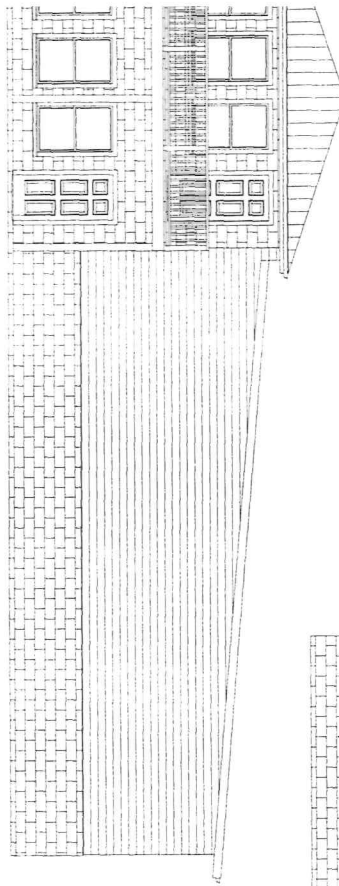
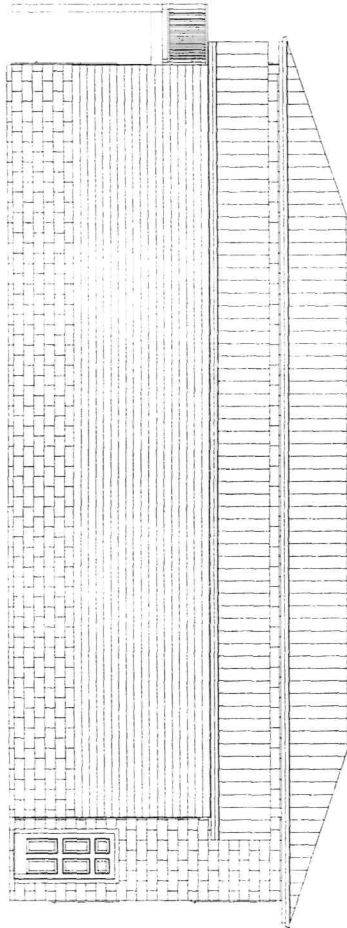
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SHEET NUMBER

DATE: 3/11/2025

A-3

DRAWN BY: RFD



DEWITT ENGINEERING, LLC

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10 Royal Tern Ln. Palm Coast, FL. 32164
386.871.2456 Cell dewittengineeringllc@gmail.com

**PROPOSED BANRDO
W/ FUTURE HANGER**

1210 Willow Oak Dr.
Edgewater, FL. 32132

"This form has been electronically signed and sealed by Robert F. Dewitt PE using a digital signature and date. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies of this document." License valid through 2/28/2027.

PROFESSIONAL ENGINEER SEAL

SCALE AS NOTED

SHEET NUMBER

DATE: 3/11/2026

A-1

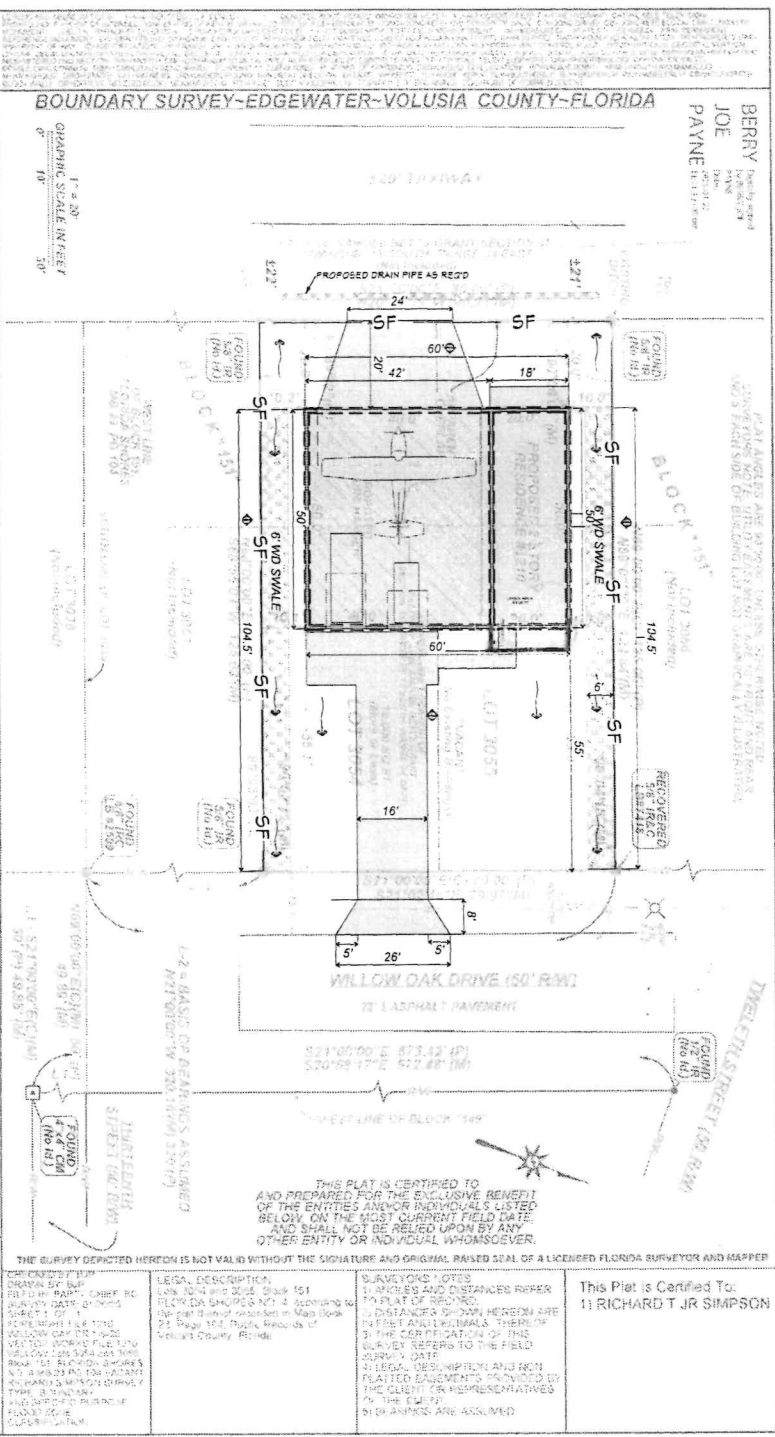
DRAWN BY: RFD

SITE DATA

1210 WILLOW OAK DR
 LOT SIZE: 80' x 125' =
 HOUSE & HANGER =
 DRIVE WAY/PATIO/SWAC PAD =
 TOTAL IMPERVIOUS AREA =

10000 SF
 3000 SF (30% ALLOWABLE)
 5083 SF (3000SF ALLOWABLE)
 5083 SF

STORMWATER RETENTION REQUIRED:
 RETAIN 1 1/4" OF IMPERVIOUS AREA
 V(REQ) = (5083)(1.25/12) = 529 CF STORAGE REQUIRED
 STORMWATER RETENTION PROVIDED:
 V(PRV) = (3 SF/LF)(X)209 LF = 627 CF STORAGE PROVIDED



SITE PLAN
 SCALE 1" = 20'

GRAPHIC SCALE IN FEET
 1" = 20'
 0' 10' 20'

PREPARED BY:
 BERRY JOE PAVINE SURVEYING, INC.
 15 WILLOW AVE, EDGEWATER, FLORIDA 32122
 Phone (386) 465 5358
 email pavineberry@earthlink.net

THE UNDERSIGNED HAS BEEN CERTIFIED THAT HE OR SHE HAS BEEN REGISTERED AS A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA AND IS THE AUTHOR OF THIS SURVEY AND MAP. HE OR SHE HAS BEEN REGISTERED AS A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA AND IS THE AUTHOR OF THIS SURVEY AND MAP. HE OR SHE HAS BEEN REGISTERED AS A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA AND IS THE AUTHOR OF THIS SURVEY AND MAP.

ROBERT DEWITT
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 44664

(1) THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERT F. DEWITT, PE USING A DIGITAL SIGNATURE AND DATE.
 (2) PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE AND DATE ARE IN ANY ELECTRONIC COPIES.

Digitally signed by ROBERT DEWITT
 Date: 2026.03.18 17:14:47
 44-000'

DRAWINGS PROVIDED BY: DEWITT ENGINEERING, LLC
 10 ROYAL TERN LN, PALM COAST, FL 32164

PROJECT DESCRIPTION: RICK IMPSON
 1210 WILLOW OAK DR, EDGEWATER, FL

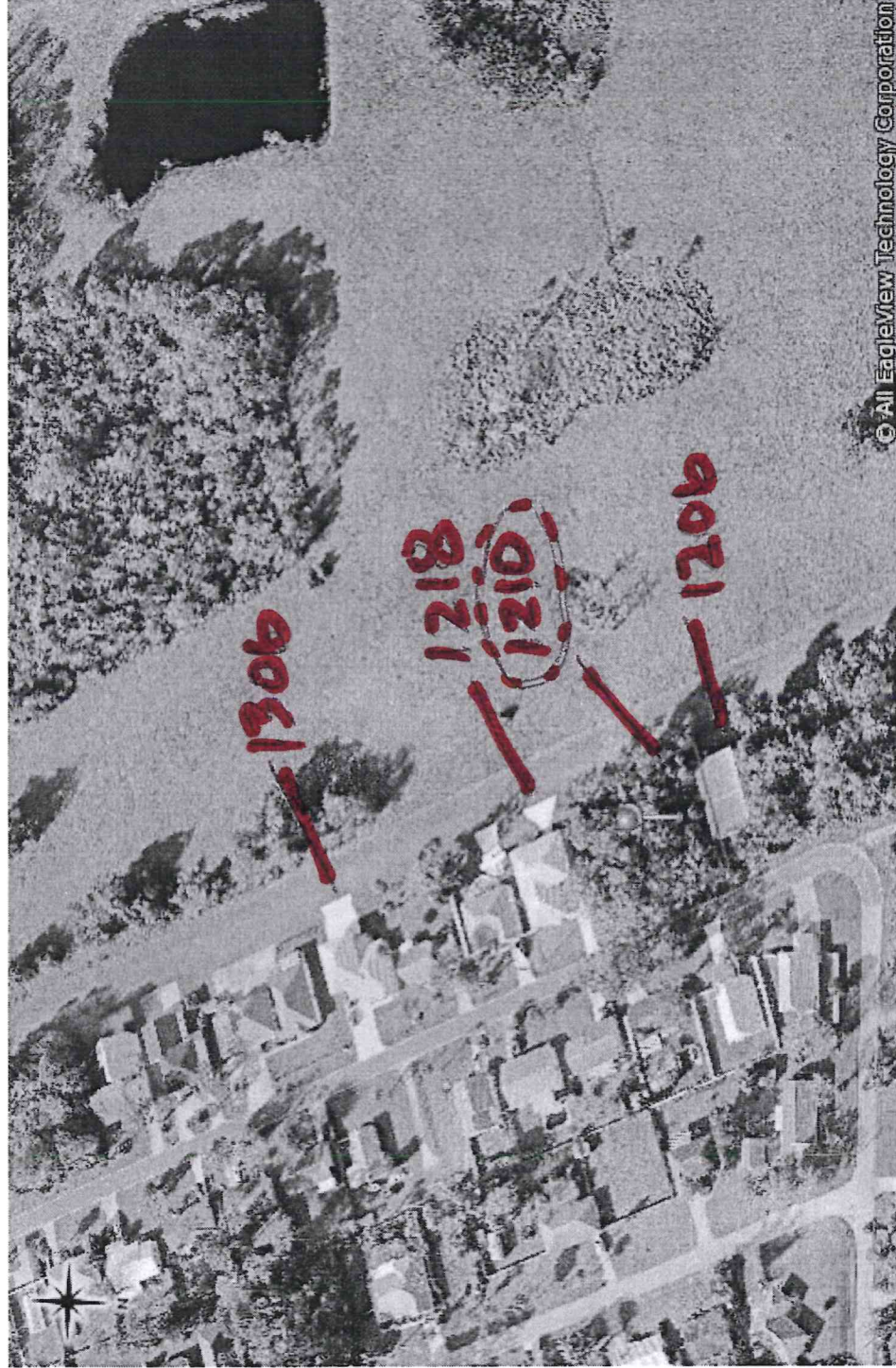
SHEET TITLE: SITE PLAN

SWALE DETAIL
 6' width, 1:3 slope

SILT FENCE DETAIL
 6' width, 1:3 slope

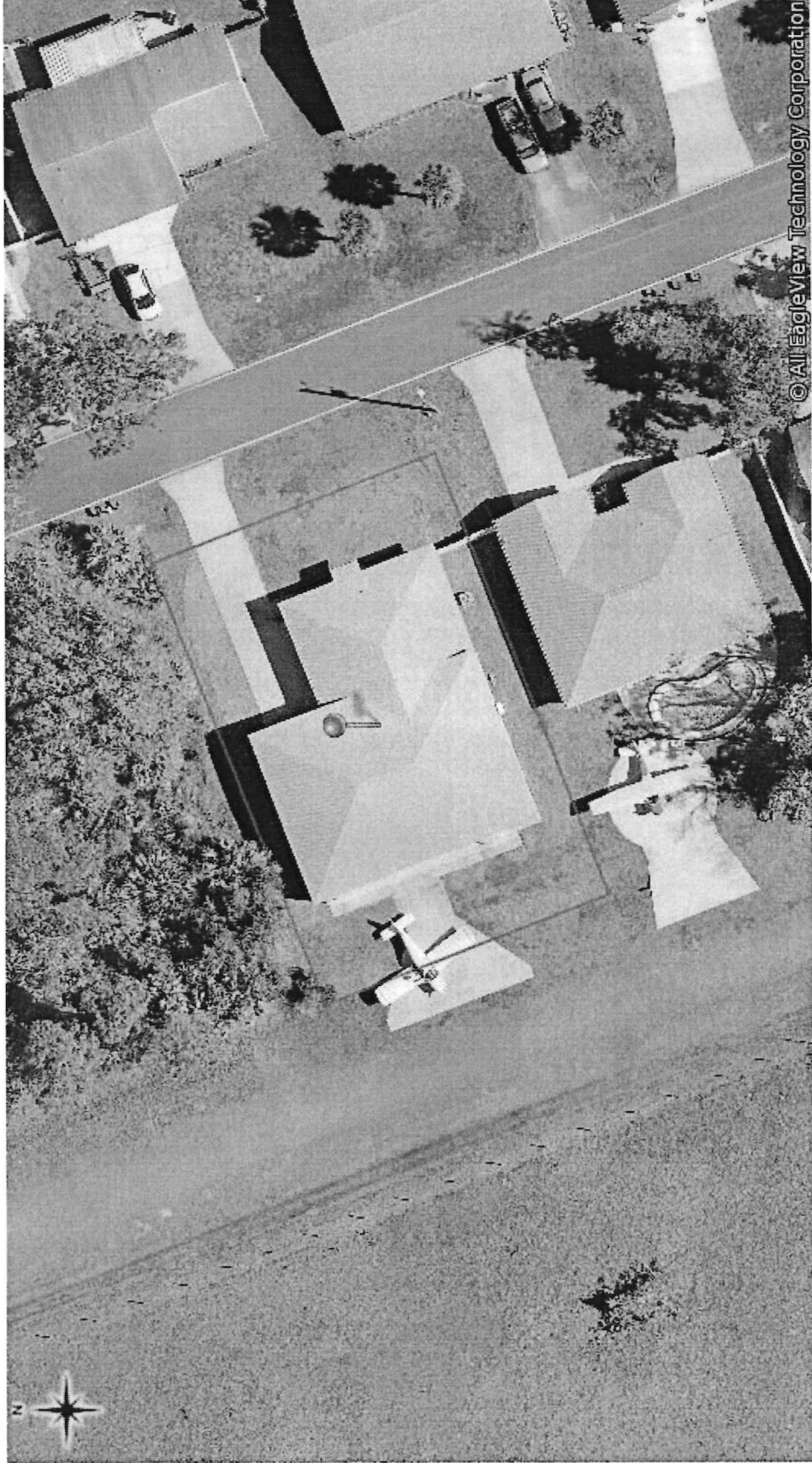
NO.	DESCRIPTION	BY	DATE

1210 willow oak overall



1218 willow oak

Sq. ft = 3900

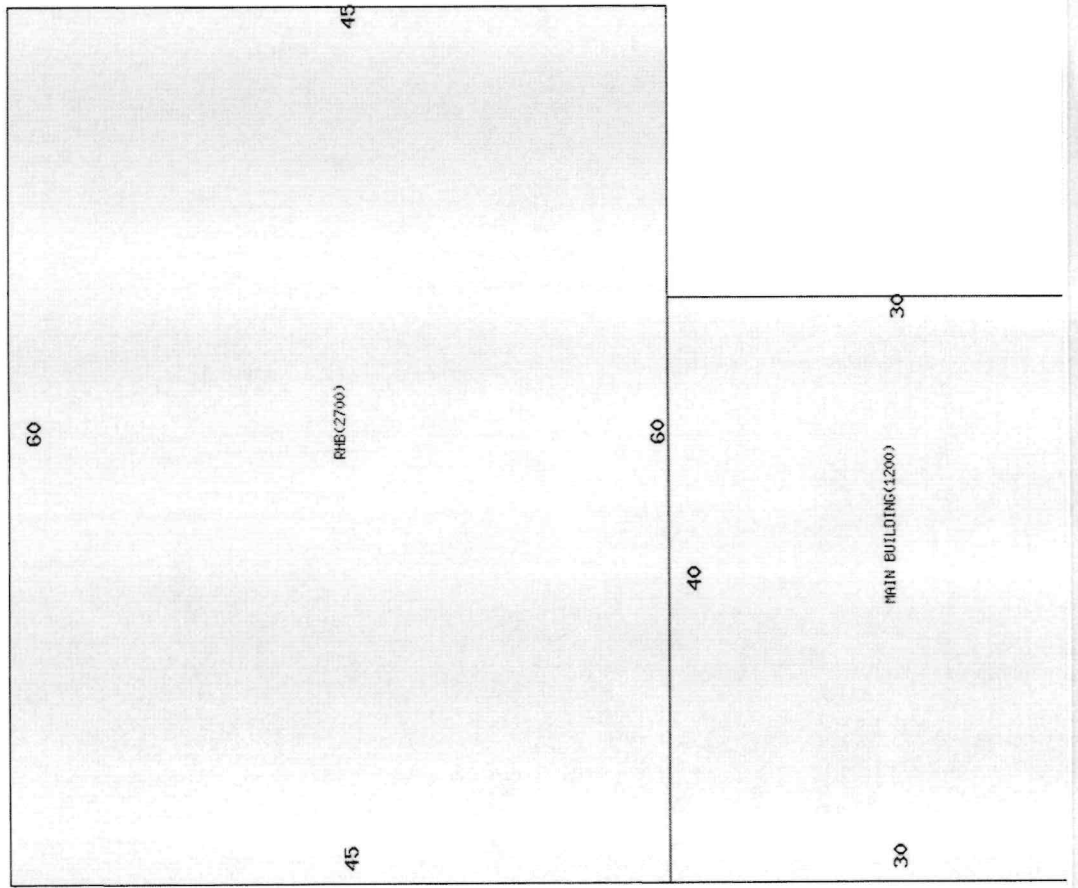


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ord (Bldg) #: 1

Area	Year Built
1200	
2700	
3,900	



1306 willow oak

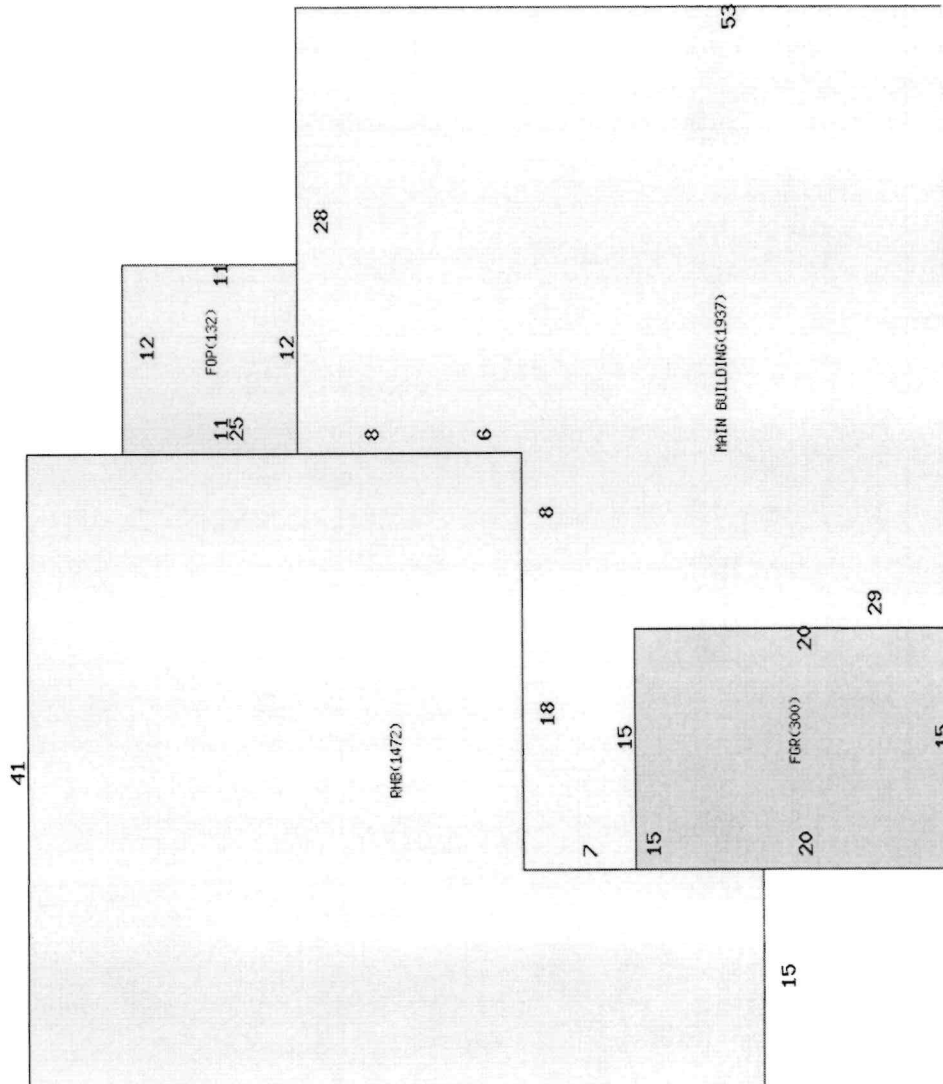
Sq. Ft. = 3886





ard (Bldg) #: 1

Area	Year Built
1937	
45	
300	
1472	
132	
3,886	



1206 Willow Oak

Sq. ft. = 4200

