



## NON-ADMINISTRATIVE VARIANCE APPLICATION

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

NL# 25-01900008

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

\*After the fact request – Double Fee

Case No. VA-2507

### APPLICANT INFORMATION (must be a person)

Fredrick M. Peters 386-366-2291 fmp88@yahoo.com  
Name Phone Email  
203 Eaton Rd. 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

203 Eaton Rd. Edgewater, FL 32132 840228010052  
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):

so I can remove two sheds and large carport.  
Proposed Use STAND ALONE GARAGE for antique vehicles & misc. yard equip. STORAGE

Description of request 16' wide X 40' long X 14' tall building.

1. Explanation of hardship where bldg. placement would be located needs to have 4' variance from property line. 4' off my established fence
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 my property line backyard and side back up to commercial property that is established with buildings piers
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 Corner Lot

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 Action Proposed

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 \_\_\_\_\_

**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:**


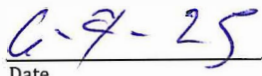
	
Owner Signature	Title
	
Print Name	Date

**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 Date

\_\_\_\_\_  
Applicant Signature Date

**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

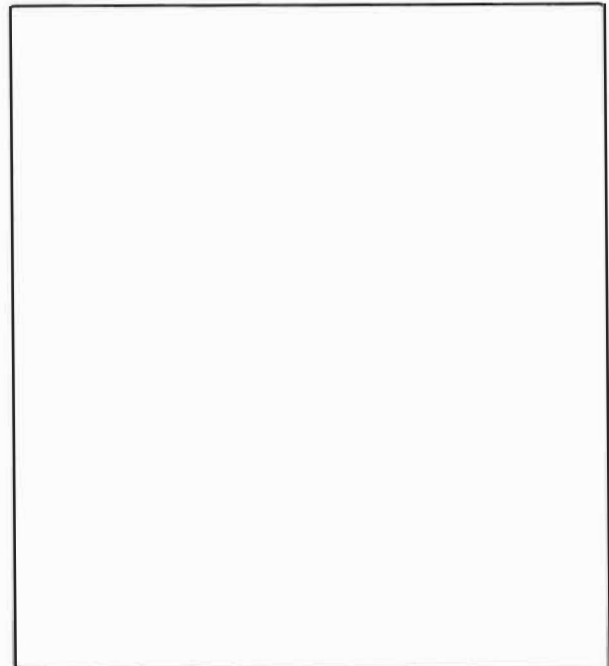


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**Alternate Key:** 3964047  
**Parcel ID:** 840228010052  
**Township-Range-Section:** 18 - 34 - 02  
**Subdivision-Block-Lot:** 28 - 01 - 0052  
**Physical Address:** 203 EATON RD, EDGEWATER 32132  
**Owner(s):** PETERS FREDRICK M - TE - Tenancy in the Entirety - 100%  
PETERS TINA M - TE - Tenancy in the Entirety - 100%  
**Mailing Address On File:** 203 EATON RD  
EDGEWATER FL 32132  
[Update Mailing Address](#)  
**Building Count:** 1  
**Neighborhood:** 4704 - HATCHS HOMESTEAD  
8402-28-00  
[Neighborhood Sales](#)  
**Subdivision Name:**  
**Property Use:** 0100 - SINGLE FAMILY  
**Tax District:** 604-EDGEWATER  
**2024 Final Millage Rate:** 18.5435  
**Homestead Property:** Yes - [Notice to Buyers](#)  
**Agriculture Classification:** No - [Additional Information](#)  
**Short Description:** 2-18-34 PART OF LOT 5 HATCHES HOMESTEAD BEING E 102 FT OF S 90 FT W OF EDGEWATER DR & N OF EATON RD MB 3 PG 81 PER OR 41  
58 PGS 4301-4302 PER OR 6761 PG 0680 PER OR 6795 PG 1144 PER

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Property Tax  
Bill[Property Values](#)[Questions?](#)

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	N	F- FRONT FOOT				102.0	90	565	\$50,714
<b>Total Land Value:</b>										\$50,714

## Building(s) - Residential

Card (Bldg) #: 1

<b>Style:</b>		<b># Stories:</b>	1	<b>2 Fixture</b>	0
<b>Description:</b>	R1 - Single Family	<b># Bedrooms:</b>	3	<b>Baths:</b>	
<b>Quality Grd:</b>	300	<b>Floor Type:</b>	20 - COMBINATION	<b>3 Fixture</b>	2
<b>Arch Design:</b>		<b>Wall Type:</b>	5 - DRYWALL	<b>Baths:</b>	
<b>Year Built:</b>	1973	<b>Exterior Wall:</b>	15 -	<b>4 Fixture</b>	0
<b>Total SFLA:</b>	1,779		CONCRETE - CINDER BLOCK	<b>Baths:</b>	
<b>HVAC:</b>	Y - AIR CONDITIONING	<b>Foundation:</b>	3 - CONCRETE SLAB	<b>5 Fixture</b>	0
<b>Heat Method:</b>	6 - FORCED DUCTED	<b>Roof Cover:</b>	3 - ASPHALT SHINGLE	<b>Baths:</b>	
<b>Heat Source:</b>	1 - ELECTRICITY	<b>Roof Type:</b>	03 - GABLE	<b>7 Fixture</b>	0
		<b>FPL:</b>	1 / 1 /	<b>Add'l Fixtures:</b>	0

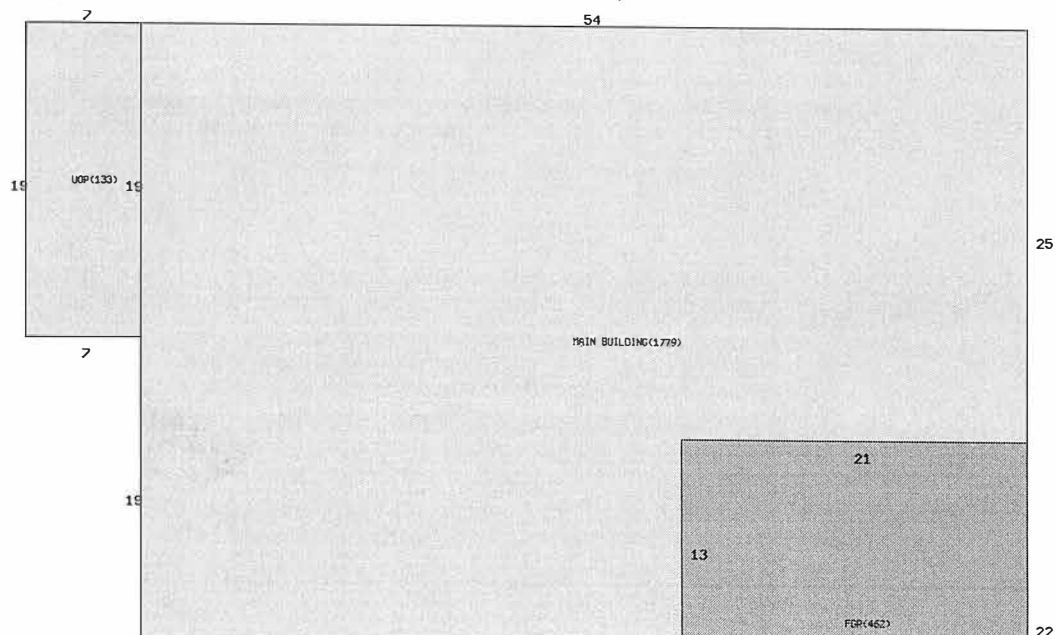
**Total Building Value: \$245,537**

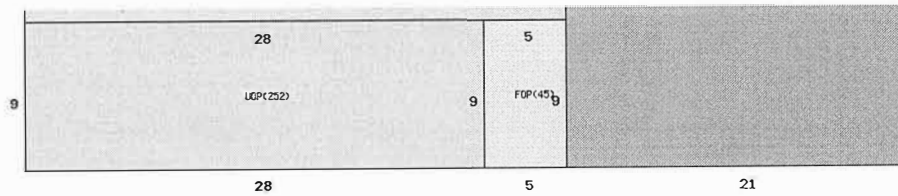
## Main Building Rates - Card (Bldg) #: 1

[Show Rate Calculation](#)

## Additions to Base Area - Card (Bldg) #: 1

Description	Area	Year Built
MAIN BUILDING	1779	
Finished Garage	462	
Porch, Open Finished	45	
Porch, Open Unfinished	252	
Porch, Open Unfinished	133	1996
<b>Total Building Area</b>	<b>2,671</b>	





Front

### Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	UOP-PORCH, OPEN UNFINISHED	2020	504	1	36 x 14	\$9,449
2	RSH-STORAGE, SHED RESIDENTIAL	2020	154	1	11 x 14	\$2,696
3	RSH-STORAGE, SHED RESIDENTIAL	2020	80	1	8 x 10	\$1,400
<b>Total Miscellaneous Value:</b>						<b>\$13,545</b>

[Home](#) / Parcel Summary for 3964047



123 W. Indiana  
Ave. Room 102  
DeLand, FL 32720  
(386) 736-5901

from 7:30 a.m. to  
5:00 p.m.  
Monday through  
Friday

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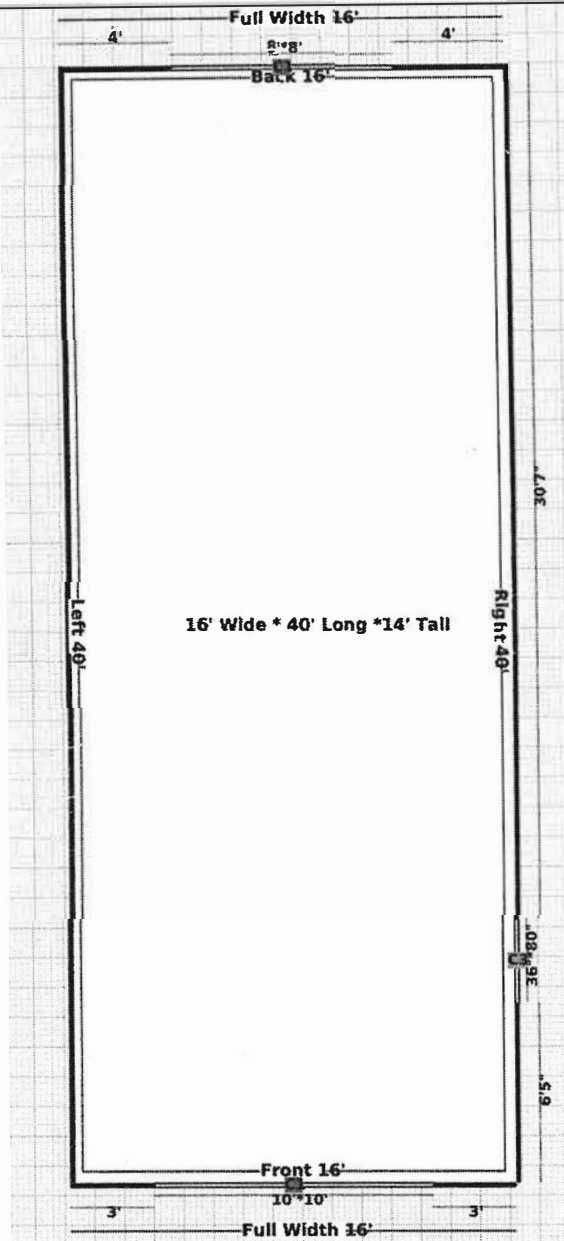
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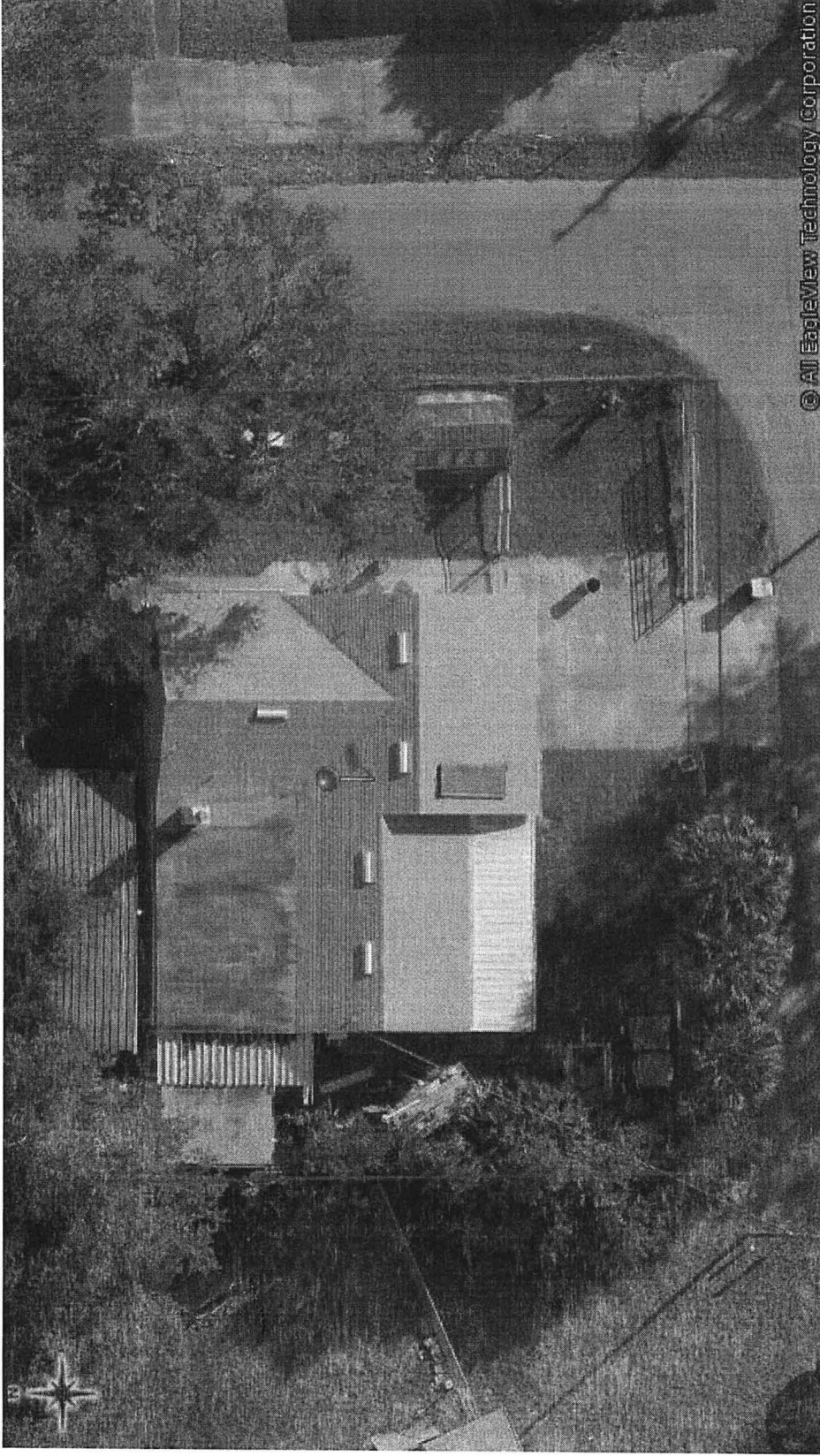


### LEGENDS

- |             |                      |                          |                       |         |                  |           |
|-------------|----------------------|--------------------------|-----------------------|---------|------------------|-----------|
| Garage Door | Garage Door Frameout | Walk in Door             | Walk in Door Frameout | Windows | Windows Frameout | Open Wall |
| Close Wall  | Distance             | Storage Length (Utility) | Cupola                |         |                  |           |



203 eaton



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01/02/2025

6 ft. sidewalk - side of house is existing  
1 ft. gravel for drainage for 40 ft. down side of bldg.  
16 ft. shed  
5 ft to the fence  
10.3 ft. from fence to road  
Back set back for building 25 ft.  
35.9 From Road. Start of building  
Height of building is 14 ft. House is 15 ft.  
So I can get rid of large carport and 2 sheds

