



NON-ADMINISTRATIVE VARIANCE APPLICATION

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

N#26-01900015

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

*After the fact request – Double Fee

Case No. VA-2615

APPLICANT INFORMATION (must be a person)

<u>FREDRICK PETERS</u>	<u>386-366-2291</u>	<u>FMP00@YAHOO.COM</u>		
<i>Name</i>	<i>Phone</i>	<i>Email</i>		
<u>203 EATON ROAD</u>	<u>EDGEWATER</u>	<u>FL</u>	<u>32132</u>	
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>ZIP Code</i>	

PROPERTY OWNER INFORMATION (if different from applicant)

<u></u>	<u></u>	<u></u>		
<i>Name</i>	<i>Phone</i>	<i>Email</i>		
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>ZIP Code</i>	

VARIANCE INFORMATION

<u>203 EATON ROAD</u>	<u>8402-28-01-0052</u>
<i>Street Address/Location</i>	<i>Parcel ID No.</i>

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 INCREASED HEIGHT TO SHED. SHED WAS ALSO PLACED CLOSER TO EDGEWATER DRIVE THAN THE ORIGINAL REQUEST.

Description of request SHED HEIGHT HIGHER THAN PRIMARY STRUCTURE

1. Explanation of hardship DUE TO SIZE OF STRUCTURE COMPANY PLACED A HIGHER THEN ORIGINALLY REQUESTED SHED.

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 NEIGHBOR UP THE WAY HAS SAME ISSUE

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.

 06-08-2026
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 _____.

SEAL

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

☐ 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 Signature

FREDRICK PETERS

Print Name

OWNER

Title

06-08-2026

Date



Administrative Variance Application

104 N. Riverside Drive

Edgewater, FL 32132

Planning@cityofedgewater.org

386-424-2400 ext. 1502

NL#26-02100069

Fees: \$300.00

Case No. AVA-2604

Applicant Information (MUST BE A PERSON)

FREDRICK PETERS 1-386-346-2291 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 8402-28-01-0052
Street Address/Location Parcel ID No.
HEIGHTH VARIANCE
Description of Variance Sought
HOUSE is 14-6 Building is 16ft high
Reason for Variance

Required Documents

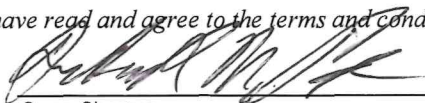
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Owner's Signature

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COUNTY OF VOLUSIA

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(Signature of Notary Public - State of Florida)

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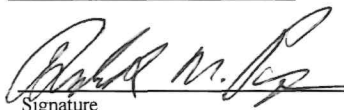
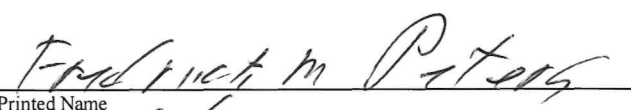
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OWNER/APPLICANT:

 Signature	 Printed Name
Owner Title	6/5/26 Date

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