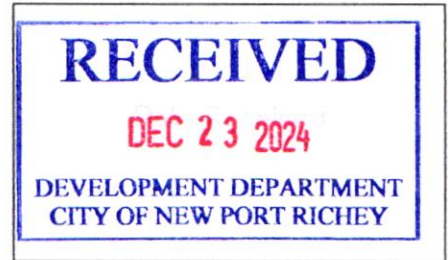




APPEAL OF LAND DEVELOPMENT REVIEW BOARD (LDRB) DECISION

City of New Port Richey, Florida • Community Development Department
5919 Main Street • New Port Richey, FL 34652 • 727-853-1047 • www.cityofnewportrichey.org



*Please include all portions of this application.
Application must be submitted to the Director or Representative*

Required Attachments:

- Applicable fees to be paid (checks made payable to the *City of New Port Richey*)

1. Petitioner(s) Name <i>Victor A. Santiago Soto</i>				
Mailing Address <i>5326 Carlton Rd</i>	City <i>NPR</i>	County <i>Pasco</i>	State <i>FL</i>	Zip <i>34652</i>
Phone Number <i>727-222-7430</i>		Fax Number		
Email Address <i>Victor.SantiagoSoto1304@gmail.com</i>				
2. Representative(s) of Petitioner(s)				
Relationship to Petitioner(s)				
Mailing Address	City	County	State	Zip
Phone Number		Fax Number		
Email				
3. Primary Contact				
4. Street Address <i>5326 Carlton Rd NPR</i>				
General Location				
Size of Site <i>.16</i>	Acres	Square Feet		
Legal Description (Include subdivision name)				
Tax Parcel Number(s) <i>32-2516-0120-00E00-0020</i>				
Existing Categories	Zoning District	Land Use Category		
Existing Use & Size of Site <i>Single Family</i>				

5. Requested Appeal:

I AM PETITIONING THE CITY OF NEW PORT RICHEY'S CITY COUNCIL TO CONSIDER AN APPEAL OF AN LDRB DECISION.

This decision involves Case Number; JAR 24-10-00 22

This decision involves (describe the outcome):

Denial for Variance Approval

This decision was made on: {Month, day, year}
December 19, 2024

My appeal has been submitted within 10 days from that decision.

YES

NO

The basis of the appeal is as follows (attach additional sheets as necessary):

See Attachment

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NOTE FOR QUASI-JUDICIAL PROCEEDINGS:

I understand the hearing process to review this application is considered quasi-judicial and operates much like a court of law. Board and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. I understand that contact with any of these members about my application should be avoided. I also understand these members have been instructed to avoid all such conversations with applicants or people in opposition to or support the case. I further understand that decisions will be made based on evidence and testimony that was presented at scheduled public hearings and not on information gathered outside of these hearings.

ATTENDANCE AT MEETINGS:

The petitioner or petitioner's representative needs to be present at the City Council meeting. The meeting will be scheduled within 30 days from the appeal period expiration. Call Development Department Staff at 727-853-1050 to find out when this case will be scheduled.

AUTHORIZATION TO VISIT THE PROPERTY

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit and photograph the property described in this application.

AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S)

I _____, the petitioner, hereby authorize _____ to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Petitioner's Signature

Sworn to and subscribed before me by _____

this _____ day of _____, 20_____.

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Signature: _____

PETITIONER'S AFFIDAVIT

I, the petitioner or authorized representative, certify that I have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete, and in all aspects, true and correct, to the best of my knowledge. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of the corporation.)

Victor A Santiago Soto
Petitioner or Representative's Name (Printed)

Victor Soto
Petitioner or Representative's Signature

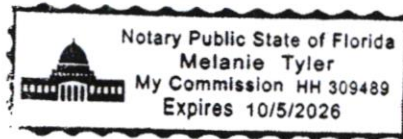
Sworn to and subscribed before me by *Victor H. Santiago Soto*

this 23rd day of December, 2024.

Personally Known OR Produced Identification

Type of Identification Produced: HT Driver's Lic.

Notary Signature: _____



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Here's a draft appeal letter based on your request:

December 23, 2024

City Hall

5919 Main Street, 1st Floor

New Port Richey, FL 34652

RE: Appeal of Denial – VAR-24-10-0022, 5326 Carlton Road

Dear City Manager and Land Development Review Board (LDRB):

I am writing this letter to formally appeal the denial of my variance request regarding the property located at 5326 Carlton Road, as outlined in the decision made on December 19, 2024. I appreciate the time and consideration that the Board has already given to my case. However, I respectfully submit additional information and clarification that address the Board's concerns.

Neighborhood Support and Positive Impact

Multiple neighbors have reviewed the proposed addition of my garage and have expressed unanimous support. They agree that the design is visually appealing, complements the style of surrounding homes, and would enhance the overall character and aesthetic appeal of the neighborhood. In fact, several neighbors have commented that the addition would likely increase property values in the area, providing further benefit to the community. Additionally, there has been no negative feedback from any neighbors regarding this proposal.

Congruence with Residential Character

The proposed garage has been designed with careful attention to maintaining a residential look and feel. Its architectural style, rooflines, and exterior materials mirror the features of my home and blend seamlessly into the neighborhood. It does not resemble a commercial structure in either scale or appearance but rather aligns with existing residential garages, including those designed for RV storage.

Addressing Board Concerns

1. Lack of Uniformity in Setback:

A review of nearby properties shows that several homes have similar setbacks, particularly those with detached garages and RV or Boat storage structures. This demonstrates a precedent for reduced setbacks in the area, which my design seeks to complement rather than disrupt.

2. Negative Precedent:

This request is unique to the specific dimensions and layout of my property, including the irregular lot shape, which creates a legitimate hardship. It does not set a general precedent, as future requests would be evaluated based on their own circumstances.

3. Too Much Building on the Property:

The proposed garage maintains an appropriate scale and balance with the home and lot size. Further, it preserves green space and landscaping, ensuring that it does not create a sense of overcrowding. The addition is well within visual harmony with the neighborhood.

4. Commercial Appearance:

The garage design clearly reflects a residential purpose and use. Similar structures, such as RV garages, exist in neighboring properties, further underscoring its fit within a residential setting. Additionally, the structure will be used exclusively for personal and residential storage purposes, eliminating any suggestion of commercial intent.

Request for Reconsideration

Given the strong neighborhood support, the residential character of the design, and the steps taken to address the Board's concerns, I respectfully request that the Board reconsider my variance request. I believe that this proposal not only adheres to the spirit of residential development but also contributes positively to the neighborhood's appearance and property values.

Thank you for your time and attention to this matter. I welcome the opportunity to provide additional information, plans, or documentation to further clarify my request. Please feel free to contact me at 7272227320 or Victor.SantiagoSoto1304@gmail.com should you need any further details.

Sincerely,

Victor Santiago Soto

5326 Carlton Road

New Port Richey, FL 34652

Let me know if you'd like any edits or additions!