



COMMUNITY DEVELOPMENT

NEW PORT RICHEY

CITY HALL, 5919 MAIN STREET, 1ST FLOOR, NEW PORT RICHEY, FL 34652

December 20, 2024

Victor Santiago Soto
5326 Carlton Road
New Port Richey, FL 34652

RE: VAR-24-10-0022, 5326 Carlton Road

Mr. Soto,

At its meeting of December 19, 2024, the Land Development Review Board (LDRB) convened to hear your request for a variance to reduce the front yard (Astor Drive) setback from 25 feet to 8 inches, a variance to reduce the rear yard (south) setback from 10 feet to 0 feet, and a variance to increase the maximum impervious surface ratio from 60% to 67%.

The LDRB heard testimony, reviewed the evidence presented, and accepted the recommendation of the Development Review Committee (DRC) to deny the request. The LDRB voted 4-0 to deny your variance citing the following reasons for their decision:

1. That granting the variance would result in a lack of uniformity in setback with surrounding properties;
2. That granting the variance would set a negative precedent;
3. That granting the variance would result in too much building being built on the property;
4. That granting the variance would result in a structure more consistent with commercial use than a residential use.

Pursuant to Land Development Code (LDC) Section 5.03.02, any person desiring to appeal a decision by the LDRB relating to the grant or denial of a variance shall file, with the City Manager, a notice of appeal in writing and on a form to be provided by the City Manager upon request. An appeal shall be considered timely only if it is received by the City Manager within ten (10) days after the public meeting of the LDRB at which the decision on approval or denial of the petition for variance was originally determined. Accordingly, your appeal must be filed no later than Monday, December 30, 2024.

Should you have any questions, please do not hesitate to contact me either at (727) 853-1017 or via email at tefftr@cityofnewportrichey.org.

Regards,

A handwritten signature in blue ink, appearing to be 'R. Tefft', with a long horizontal flourish extending to the right.

Robert Tefft, CNU-A
Senior Planner