

# VARIANCE APPLICATION

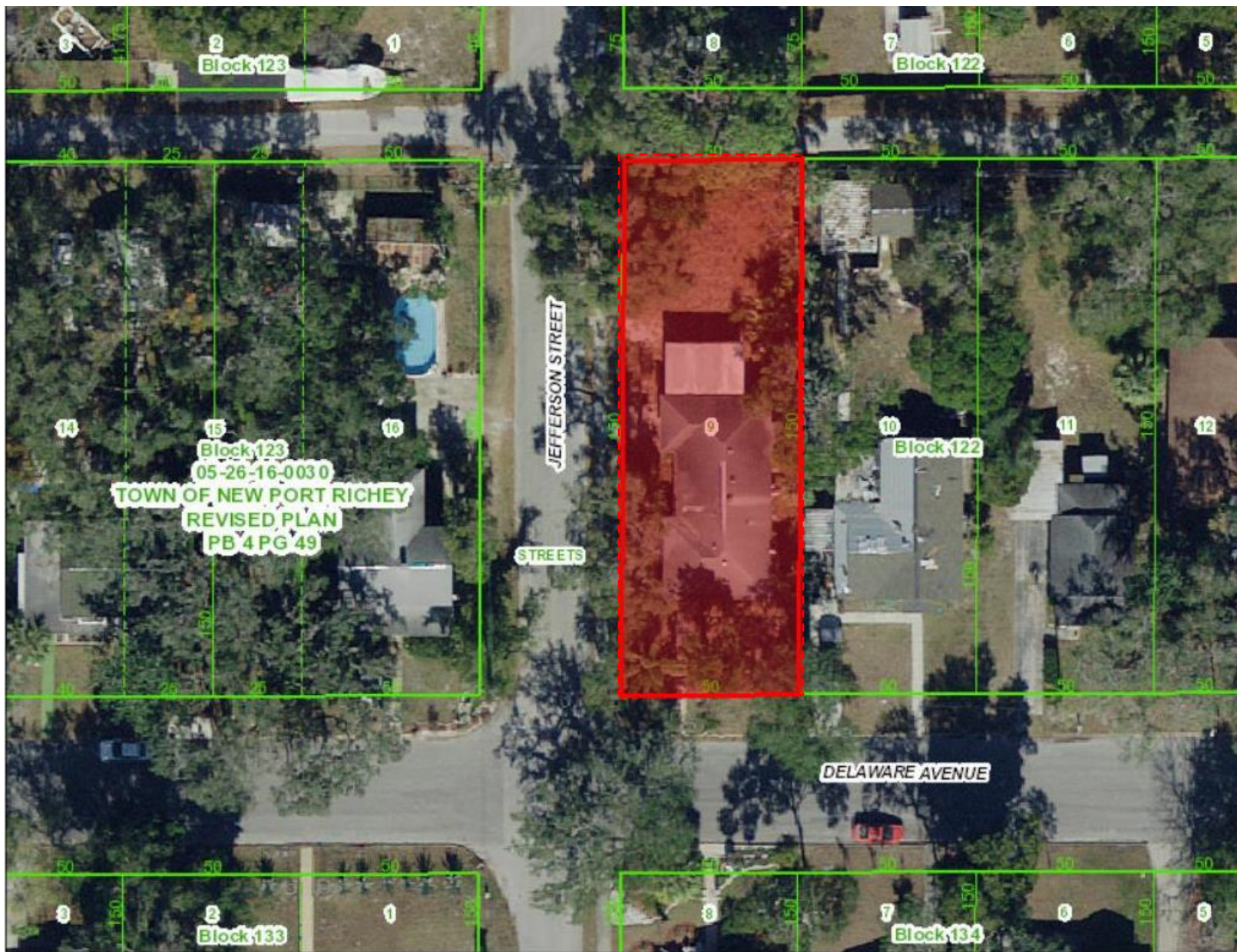
## VAR2019-05

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**5911 DELAWARE AVENUE**



CITY OF NEW PORT RICHEY • DEVELOPMENT DEPARTMENT



**SUBJECT PROPERTY – 5911 DELAWARE AVENUE**





# Property Survey

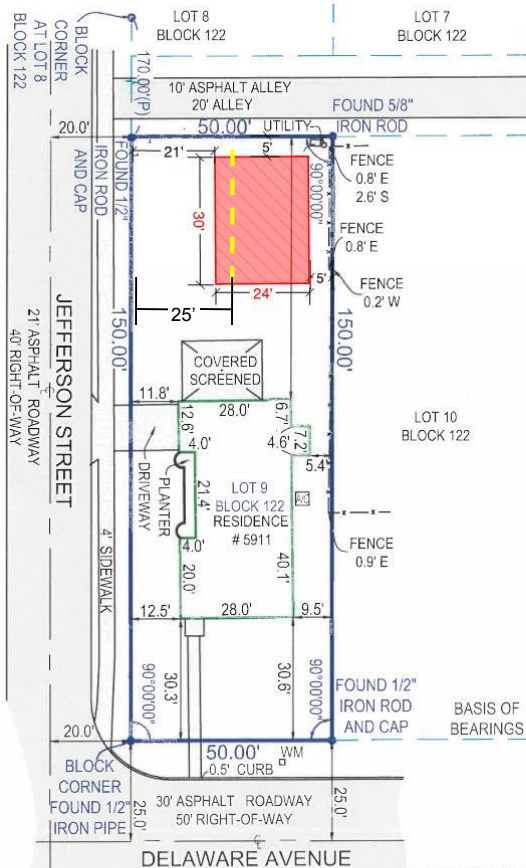
## BOUNDARY SURVEY

Date Of Field Work - 04/09/2019 Drawn By - S.S. Order #: 1000052537

5911 DELAWARE AVENUE, NEW PORT RICHEY, FL 34652



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT TO SCALE)

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

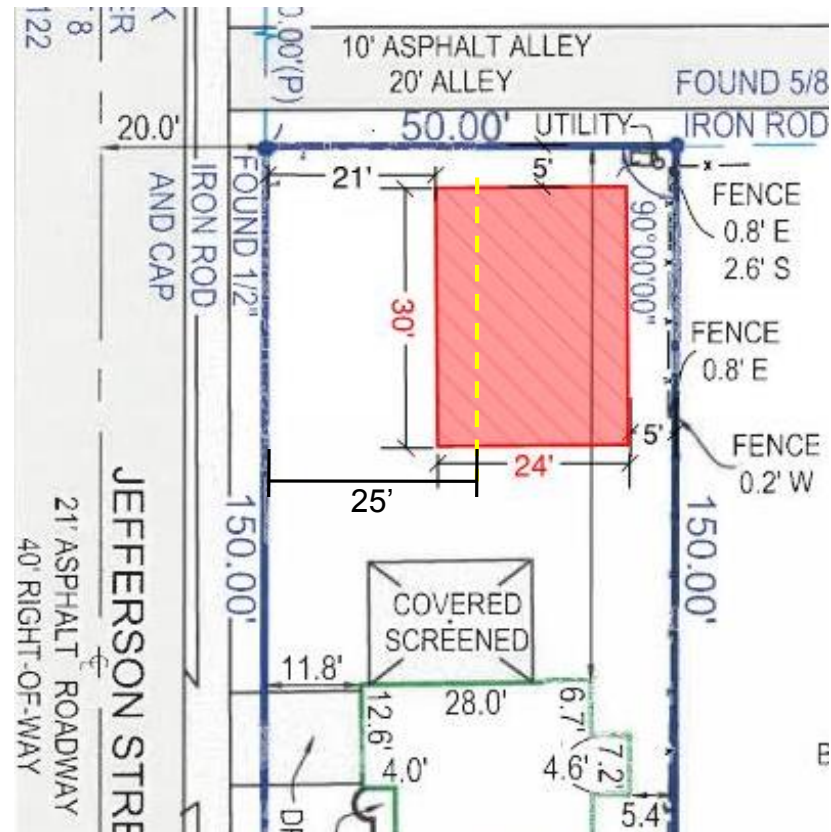
The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : None  
Drawn By: Oleg  
Order #: 52357  
Last Revision Date: 2019-04-04  
Boundary Survey prepared by: LB8111  
NexGen Surveying, LLC  
5601 Corporate Way, Suite #103  
West Palm Beach, FL 33407  
561508.6272

**NEXGEN**  
SURVEYING, LLC.

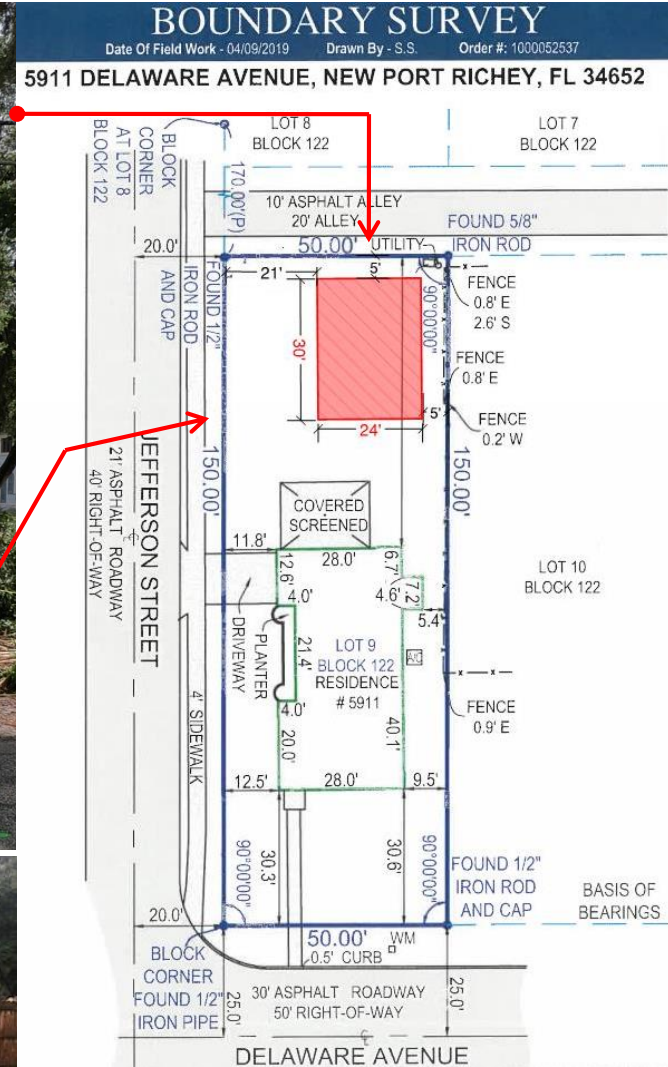


## ACCESSORY GARAGE LAYOUT



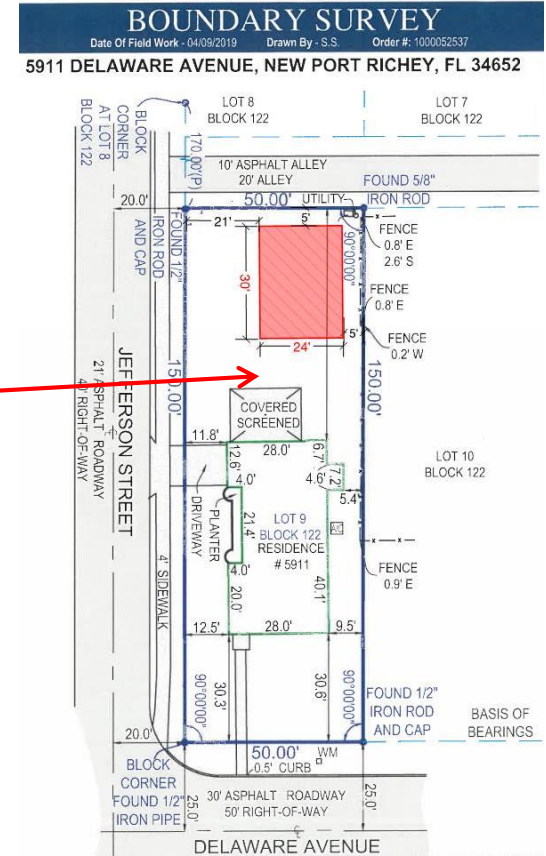


# Property Survey





# Property Survey



# R-3, RESIDENTIAL

## 7.03.03(4) Minimum setback

The minimum setback of detached accessory structures in the R-3 Residential District, from avenues or streets and from all other lot boundaries, shall be as follows:

4. Set back or rear building line of a detached structures for accessory uses such as private garages may be located no closer to the rear or side property lines than five (5) feet except where the rear or side of a building lot abuts an avenue or street in which case a detached garage or similar structure can be no closer to the rear or side property line than twenty-five (25) feet.

## 12.03.00(2b) – Detached Storage Building

- b. Detached storage buildings and greenhouses shall be permitted only in side and rear yards and shall not encroach into any required building setback from an abutting road or property line.

# Summary and Recommendation

The Development Review Committee reviewed the request and the variance criteria. The DRC found no hardship with this variance request and does not recommend approval.

In order for a proposal to be issued a variance, the LDRB must find:

1. That special conditions or circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
2. That the special conditions and circumstances do not result from the actions of the applicant;
3. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district;
4. That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance would work unnecessary and undue hardships on the applicant;
5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
6. That the grant of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.