



ADMINISTRATIVE APPEAL APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34862
Phone (727) 853-1039 Fax (727) 853-1062

CASE # _____
DRC Date: _____
Council Date: _____
Date Received: _____

RECEIVED

OCT 07 2021

DEVELOPMENT DEPARTMENT
CITY OF NEW PORT RICHEY

* Please print legibly or use fillable form *

- ☐ Submit original signed and notarized application
- ☐ Submit \$500 application fee

PETITIONER AND REPRESENTATIVE INFORMATION:

Petitioner(s): RONALD HOWARTH
Mailing Address: 6953 EDGEWATER DRIVE, NPR 34652
(Street, City, State, Zip Code for all owners)
Daytime Phone Number: OF. 727 841 8463 Cell: 727 967 0903 Fax Number: _____
Email or Alternate Contact Information: TWTHAPPINESS@yahoo.com
Representative(s) of Petitioner(s): NONE CURRENTLY
Relationship to Petitioner(s): _____
Mailing Address: _____
(Street, City, State, Zip Code)
Daytime Phone Number: _____ Fax Number: _____
Email or Alternate Contact Information: _____
Who is the PRIMARY contact for this application? RONALD HOWARTH

SUBJECT PROPERTY INFORMATION:

General Location: EDGEWATER GARDENS SUBDIVISION
Street Address: 6812 GARDEN DRIVE
Size of Site: 768 square feet .17 acres
Legal Description: EDGEWATER GARDENS UNIT 1 P66 P696 LOT 83 & 87
Parcel Number(s): 06-26-16-0030-00000-0830
Existing Categories: Zoning District: OMHP Land Use Category: O200M
Existing Use and Size: SINGLE FAMILY RESIDENTIAL
(Existing number of dwelling units or square footage of non-residential use on the property)

REQUESTED APPEAL:

I am petitioning the City of New Port Richey to consider an appeal of an administrative decision made by:

Building Official Robert Perry
(state title and/or position, i.e. Building Official, City Manager, etc.)

This decision involves (state nature of decision) Slum or blighted structure meets the criteria for demolition in accordance with Article VI, Chapter 6, NPR Code

This decision was made on 8 Sept 2021. My appeal has been submitted within 30 days from that decision.

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

That the structure does not meet the criteria for demolition set out in 6-185.

that the structure can be reconstructed, repaired, or restored. (Please see attached)

that due process has been violated (see attached please)

PLEASE
SEE
ATTACHA

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 all meetings. Call Development Department Staff 727-853-1039 to find out when this case will be scheduled.

AUTHORIZATION FOR PETITIONER'S REPRESENTATIVE(S):

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

Signature of Petitioner(s): _____

Date: _____

Subscribed and sworn to before me this _____ day of _____, 20____ who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: _____

PETITIONER'S AFFIDAVIT:

I Ronald Howarth, 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.)

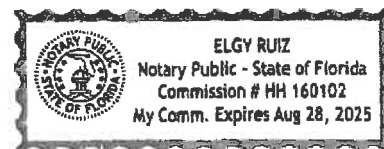
Signature of Petitioner or Authorized Representative: RW Howarth

Date: 7 Oct 2021

Subscribed and sworn to before me this 7th day of October, 2021 who is personally known to me and/or produced Florida Driver License as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public Elgy Ruiz



My Commission Expires: Aug. 28th 2025

The mobile home was set in 1956 having received no violations to date other than a warning of mold on the stucco of which has since been removed. This mobile home was one of the first placed in Edgewater Gardens.

The prior tenants and/or squatters had accumulated and left behind lots of junk including some 25 bags of garbage, 37 mattresses, disassembled appliances, car parts & tires, bricks, a fish tank, rotten wood and other junk towering some six feet around the perimeter. Such has since been removed and disposed of so it is no wonder that Section 6-185 (2) was noted of the unsanitary condition of the premises.

The prior tenants had not reported water leaks in the bathroom and kitchen possibly due to their non payment of rent. With the floor wet such caused damage to the floor and girder below. The tenants had not cleaned the air conditioner and had taken out the filter. This resulted in the air conditioner dripping water damaging the wall and below. I believe Section 6-185 (2) and Section 6-185 (7) are both noted due to water damage. I will replace any damaged wood and make sure girders are adequately supported.

Over the years the stucco has cracked and bulged in some places. It is unsightly per the notation of Section of 6-185 (3) but I do not believe it causes an unsafe condition warranting demolition. The stucco can be

repaired and replaced if necessary with handsome cedar siding.

The above does not necessitate the demolition of this residence as repairs & reconstruction can restore this antique mobile home. It need not be demolished because it can be refurbished at a cost below half the market value per the guidelines of FEMA.

A General Contractor will submit whatever the City requires to issue permits and make the needed improvements.

A Certified Appraiser will submit the current market value of this residence .

Upon a stay it is requested that from the time of a stay three months be granted for completion. This will allow time to submit drawings and the issuance of permits.

The work itself can be completed 80 hours. Cost of labor ranges \$15 to \$30 per hour totaling \$1200 to \$2400.

Cost for materials at Home Depot is as follows:

Flooring=2 sheets of 4' x 8' x 3/4" treated plywood \$96.

Siding=19 sheets of 4' x 8' x 3/4" Cedar \$758.

Floor supports=4-16' x 2 x 6 treated boards \$292.

Screws exterior= 25 lb. box of 3" & 25 lb. box of 2" \$150.

The cement placement support slabs are already on site as originally placed.

Labor and materials=\$3700

Permit costs=\$450

Engineering & elevation drawings=\$1000

Total=\$5150

Current market value of this residence is minimally \$15,000.

Such should allow \$7500 for restoration.

Notwithstanding that the methodology upon which this residence is being targeted for demolition violates due process and in an effort of overall cooperation it be welcomed that any further inspections be commenced should anything have been missed. It would be cost prohibitive to demolish and rebuild as well as unsightly to have a mobile home 10 feet in the air. The foundation alone would be \$50,000. Additionally this low income residence would no longer be affordable at the current rental rate.

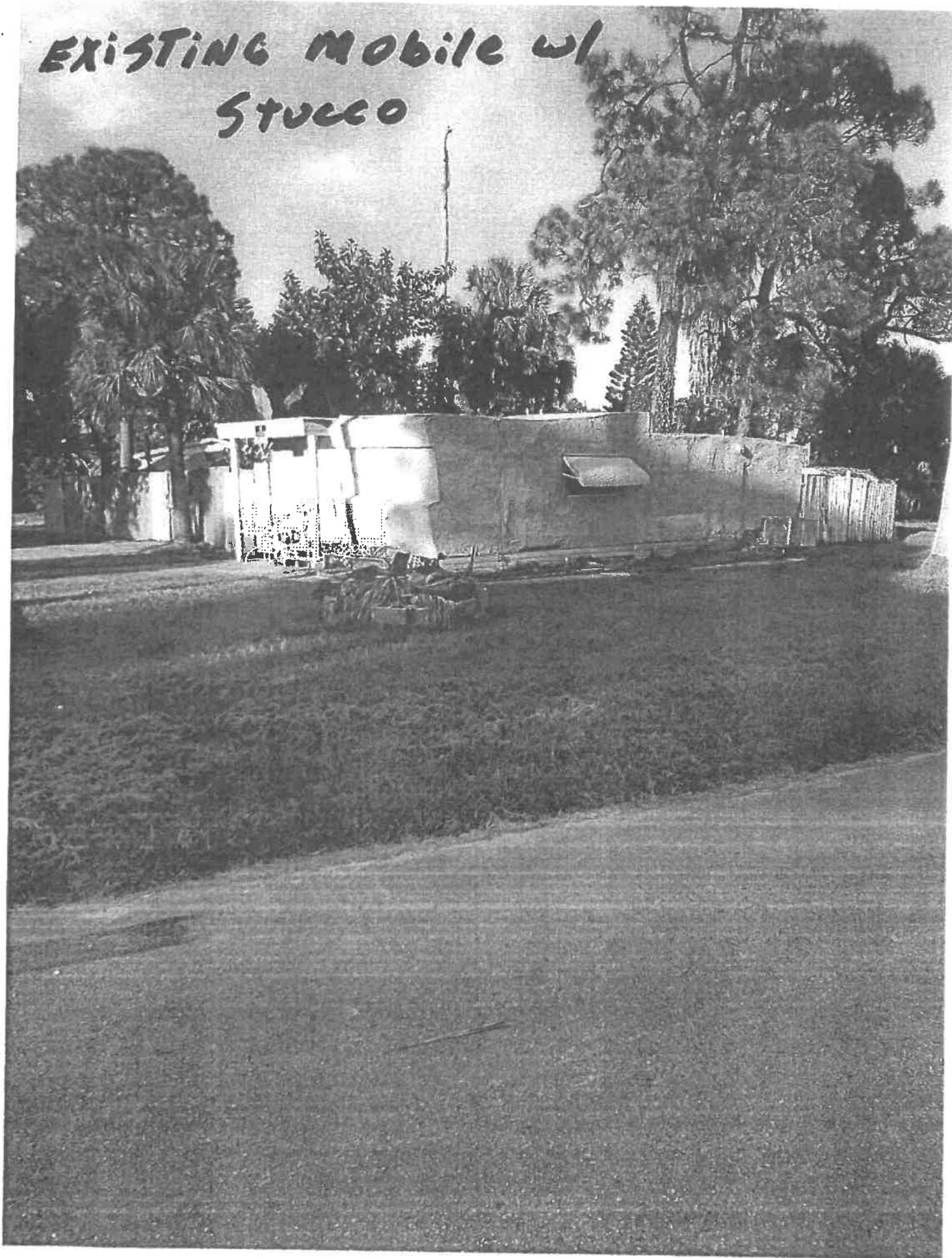
Yours truly,



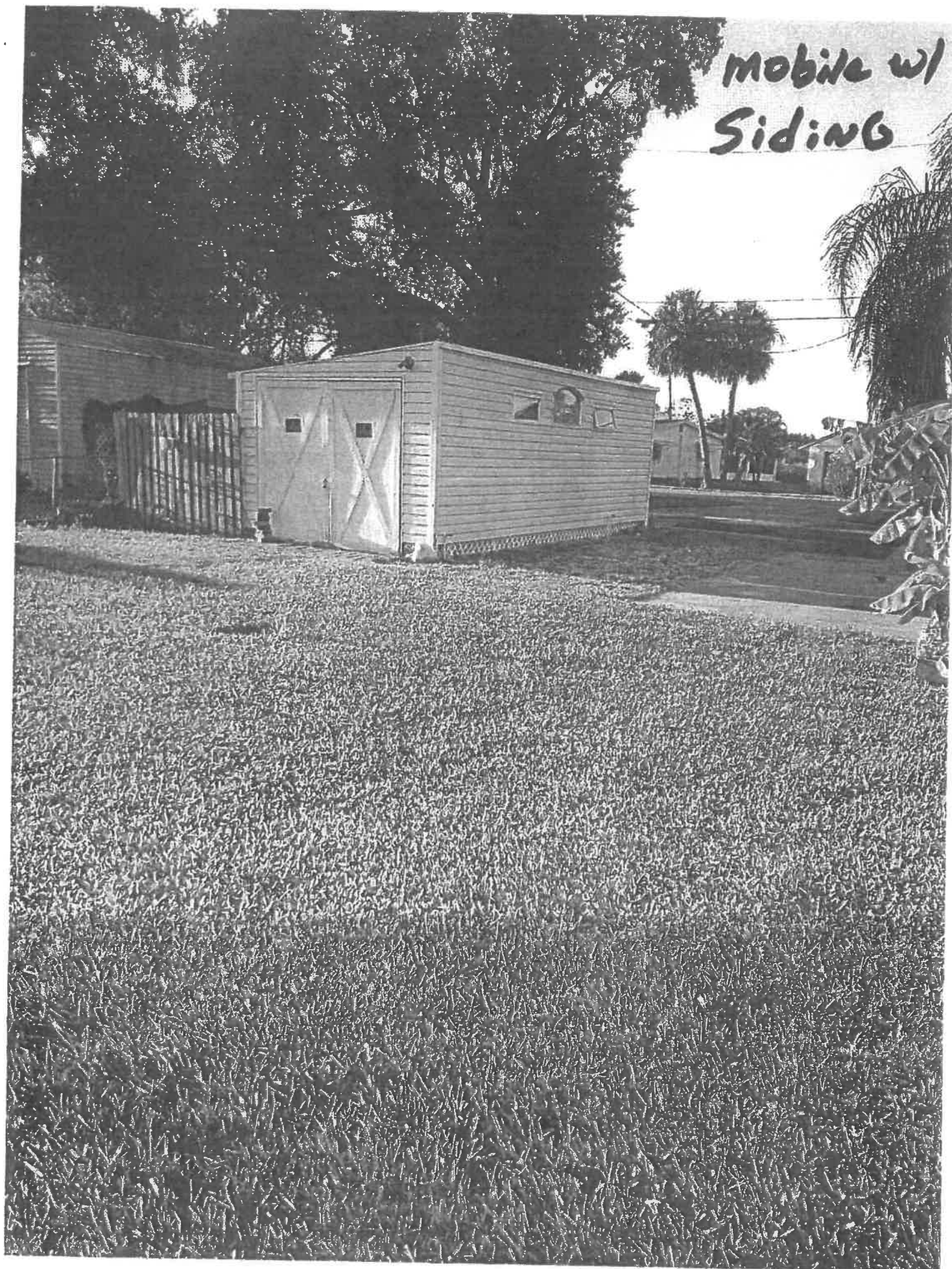
Ronald Howarth

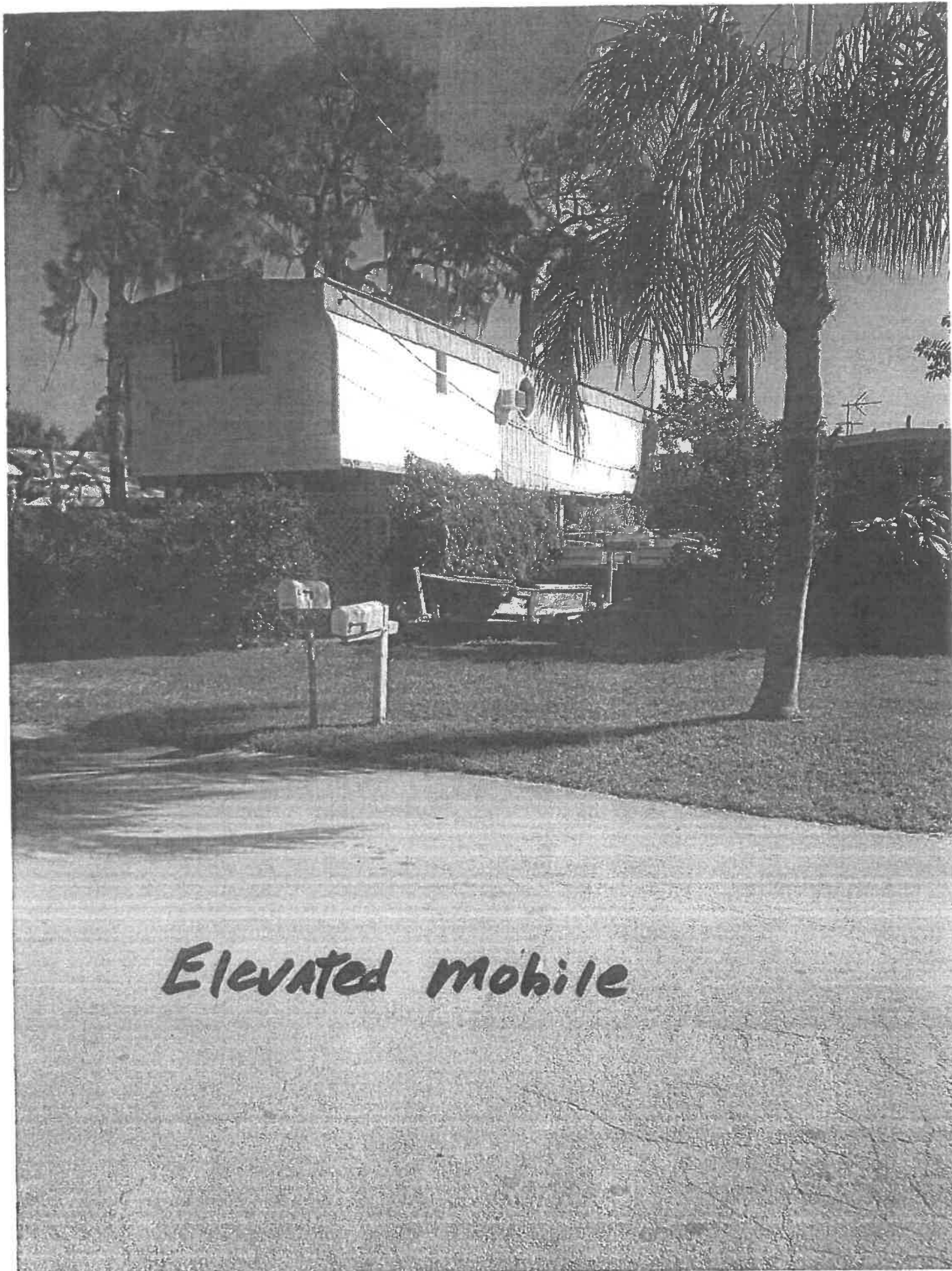
I have included pictures of:
1. Existing mobile
2. mobile w siding
3. Elevated mobile

EXISTING mobile w/
stucco



mobile w/
Siding





Elevated mobile