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Palm Bay, FL 32907
Quintero's Construction LLC

December 8, 2024

City of Palm Bay
Planning and Zoning Department
120 Malabar Road SE
Palm Bay, FL 32907

Subject: Request for Property Variance for 1621 Westlund Ave SE, Palm Bay, FL

Dear Members of the Planning and Zoning Board,

I hope this letter finds you well. I am writing to formally request a variance from the 25-foot setback requirement for the rear side of my property located at 1621 Westlund Ave SE, Palm Bay, FL.

As you are aware, this property meets all the required 25-foot setbacks on all four sides, except for the rear side. Unfortunately, due to the need to properly install both a septic tank and a well water system on the property, the required distances for these systems cannot align with the city's 25-foot setback requirement. These systems have specific regulations regarding the distance between the septic tank, well water, and neighboring properties, and the interplay of these regulations conflicts with the setback requirement for the rear side of the lot.

The distance requirements for the septic tank and well water system leave no reasonable alternative but to request a variance of 14.5 feet from the rear of the home to accommodate both the health and safety regulations for these utilities and the setback requirement.

Granting this variance would not grant any special privileges to the property, as it would only allow the property to meet the legal and health requirements associated with the proper installation of septic and well systems. Denying this variance could ultimately prevent the landowner's ability to build a home on this property, which would severely impact my ability to use the land for its intended purpose.

I respectfully request that the Planning and Zoning Board approve this variance to ensure that I can proceed with the construction of my home while adhering to all necessary health, safety, and zoning regulations. I appreciate your time and consideration of this request, and I look forward to hearing from you soon.

Please feel free to contact me if any additional information or documentation is needed.

Sincerely,

Jesus Quintero
J.Q