



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: March 21, 2024

RE: Request by John and Colleen Pechulis for a variance to allow an existing shed to encroach 5.3 feet into the 10-foot rear setback for an accessory structure, as established by Section 185.118, Palm Bay Code of Ordinances (0.22 acres) (V23-00001). (Quasi-Judicial Proceeding)

SUMMARY:

Mr. John J. Pechulis and Ms. Colleen Pechulis have submitted for a variance to allow an existing shed to encroach 5.3 feet into the 10-foot rear setback for an accessory structure, granting relief from the requirements established by Section 185.118(C) of the Palm Bay Code of Ordinances.

The property consists of 0.22 acres in the RS-2, Single-Family Residential district, which the applicants have owned for nine years. There is no record of a permit for the shed. The applicants were approached by Code Compliance in March 2023 and made aware of what was needed to have the shed permitted. The applicants have obtained a vacation of easement for the encroachment into the 10-foot Public Utilities and Drainage Easement. If this variance is granted, the applicants have the necessary paperwork to apply for a building permit to bring the shed into compliance.

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Motion to approve.

Planning and Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion to submit Case V23-00001 to City Council for approval.

Motion by Ms. Jordan, seconded by Mr. Boerema. Motion carried with members voting as follows:

Honorable Mayor and Members of the City Council

Legislative Memorandum

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Aye: Olszewski, Good, Boerema, Jaffe, Jordan, McLeod.

ATTACHMENTS:

1. V23-00001 Staff Report
2. V23-00001 Survey
3. V23-00001 Site Sketch
4. V23-00001 Other Reports Ordinance 2023-105
5. V23-00001 Narrative
6. V23-00001 Application
7. V23-00001 Letter of Authorization
8. V23-00001 Legal Acknowledgement
9. V23-00001 Legal Ad