

## JAMES PURLEE STAFF REPORT

September 25, 2015

Rockville Planning Commission; City Council

Re: Variance Request  
76.41653.0700: Owner: James R Purlee (husband of Suellen)  
Property Address: 11344 Grand Lake Road

### Variance(s) Requested:

1. Variance to move a 10' x 15' storage shed to said lot and to locate it on property abutting Grand Lake – General Development Lake.
2. Impervious Surface – Total lot area is 23,746 sf of which 21% would be covered. With the addition impervious surface exceeds the 20% by 1337.0 sf and 1384.05 sf of the 15%.
3. The shed was moved onto the lot without a permit so the distance between the house and shed structure has not been identified. Site inspection to occur.

### Construction Requests:

1. Approve the shed that has been moved onto the lot already.

### Relevant Information:

1. This property is located within the 1000' Shoreland Overlay District.
2. Property contains 23,746 square feet more or less.
3. 7 notices of public hearing were sent out.
4. A certificate of survey was provided previously for this property so the owner, contractor and city were well aware of the impervious dimensions.

### Recommendation:

1. This requires 1 to 2 variances on a non-conforming lot that was in place before the ordinance was adopted. 30,000 sf is the minimum lot size required for a single family dwelling.
2. When the Purlee's started this project they made changes to stay right at the 20% (20.02% actually) impervious as is evidenced by the e-mails I had with their contractor and designer. For the Purlee's to just move a storage shed onto the lot and not think this would be an issue is concerning to me. Furthermore, the statement that they were not informed that the shed was an issue – I have back up information confirming when they were notified it had to be removed.  
5/4/15 – E-mail to Gary Utsch asking him to check on the shed being moved.  
6/23/15 – E-mail to Gary informing him the shed is still there and they are planting trees.  
6/23/16 – Gary taped a letter to their door telling her to remove the shed or no certificate of occupancy would be issued.  
6/24/15 – Suellen called Gary and he told her again to remove the shed.  
8/4/15 – Administrator sent letter to Suellen citing the violation.

Submitted by:  
Rena Weber  
Zoning Administrator

Purlee Variance, 2015