

May 8, 2003

**Honorable Mayor and Members of the  
Hermosa Beach City Council**

**Regular Meeting of  
May 13, 2003**

SUBJECT: VARIANCE 02-3 – AFTER THE FACT VARIANCE TO ALLOW A REAR YARD OF 2.8 FEET RATHER THAN THE REQUIRED FIVE FEET AND GREATER THAN THE MAXIMUM 65% LOT COVERAGE FOR A TWO UNIT CONDOMINIUM PROJECT CONSTRUCTED BASED ON INCORRECT PROPERTY SURVEY

LOCATION: 222 CULPER COURT

APPELLANT: DAN MELLILO-- EXCEL BUILDERS

**Recommendation:**

That the City Council receive and file this report

**Background:**

On February 11, 2003, the Planning Commission denied the requested Variance and the appellant was instructed to try to purchase adjacent property to resolve outstanding building code and zone code problems in connection with the completed condominium project. The applicant appealed the matter to the City Council and subsequently requested that it be continued for three meetings.

The appellant has successfully completed negotiations with the adjacent property owner to purchase sufficient abutting property to permit the project to be completed and is withdrawing his appeal.

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Sol Blumenfeld, Director  
Community Development Department

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Stephen R. Burrell,  
City Manager

GPCityCouncil