



BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members
FROM: Jeffrey Ball, AICP, Planning & Zoning Manager
SUBJECT: Variance Staff Comments for Wednesday, July 20, 2022

DISTRICT 2

3. (22V00015) Lisa C. Shover requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2123(a), to permit a variance to allow a swimming pool to be located forward of the front building line of the principal structure; 2.) Section 62-2123(a), to permit a variance of 2.5 ft. from the required 25-ft. front setback for a swimming pool; 3.) Section 62-2123(a), to permit a variance of 0.7 ft. from the required 25-ft. side setback for a swimming pool on a corner lot contiguous to a key lot; 4.) Section 62-1340(5)(b), to permit a variance of 2.5 ft. from the 7.5-ft. side setback for an accessory structure, in an RU-1-13 (Single-Family Residential) zoning classification.

The applicant is requesting four variances in the RU-1-13 zoning district: 1.) to allow a swimming pool to be located in front of the principal structure; 2.) a variance of 2.5 ft. from the required 25-ft. front setback for a swimming pool; 3.) a variance of 0.7 ft. from the required 25-ft. setback to allow for a swimming pool on a corner lot contiguous to a key lot; 4.) and a 2.5-ft. variance from the required 7.5-ft. setback for an existing accessory structure in the side setback. The first request equates to 100% variance from what is allowed. The second request equates to a 10% deviation from the required front setback. The third request equates to a 3% deviation from the required side setback. The fourth request equates to a 33% deviation from the required side setback for an accessory structure. There have been no variances approved for swimming pools or side setbacks within the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant.