



## Planning and Development Department

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940

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

**1. (22V00005) OBC Realty, LLC** (Michael Allen) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(4), to permit a variance of 24.9 ft. from the required 75-ft. minimum lot width; 2.) Section 62-2105(d), to permit a variance of 8.2 ft. from the minimum breezeway requirement of 21.4 ft., in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification.

The applicant is requesting two variances: 1.) a 24.9 ft. variance from the required 75-ft. minimum lot width in a RU-2-15 zoning district; and 2.) an 8.2-ft. variance from the required minimum breezeway width of 21.4 ft. The site will be redeveloped as a new multi-family condominium. The first request equates to a 33% deviation of what the code requires. The second request equates to 38% deviation of what the code requires. A variance for side setbacks was approved on the property 100 ft. to the north in 1962. Variances for side setbacks and breezeway width were denied for the adjacent property to the south in 1982. The two denials were to permit a variance of 5 ft. from the required 10 ft. setback on each side lot line; and to permit a variance of 3 ft. from the required 25% breezeway in a RU-2-15 zone classification. 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 plans provided by the applicant.