



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: Paul Body, Planner III

THRU: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, August 17, 2022

DATE: July 06, 2022

DISTRICT 4

4. (22V00024) Shawn M. Beard and Dawn M. Ostovich (Davin Erickson) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2118(d)(2), to permit a variance of 5.5 ft. from the required east 7.5-ft. side setback for a dock; 2.) Section 62-2118(d)(2), to permit a variance of 5.5 ft. from the required west 7.5-ft. side setback for a dock, 3.) Section 62-2118(d)(3), 5.0 ft over the 30 feet projection required for a dock in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification. This request represents the applicants' desire to permit and build a new boat lift. The applicants state that their lot is a pie shape lot along the water. They also state that the shape of the lot as it was platted in the subdivision and developed along the canal leaves very little area to have a boat dock or boat lift. The first request equates to an 73% deviation to what the code allows. The second request equates to an 73% deviation to what the code allows. The third request equates to an 17% deviation to what the code allows. There are no variances to the dock setback and projection requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board wishes to approve this variance, it may wish to limit its approval to the location depicted on the survey provided by the applicant with a revision date of 7/8/22.