



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, September 21, 2022

DATE: August 09, 2022

DISTRICT 5

1. (21PZ00096) Jeffrey D. & Gayle T. Kluesner request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(a), to permit a variance of 12 ft. from the required 20-ft. rear setback for a principal structure; 2.) Section 62-1102, to permit a variance to allow an additional structure to be attached to the principal structure without having a common roof with similar design to the principal structure, in an RU-1-11 (Single-Family Residential) zoning classification. The applicants state that they are taking an existing detached accessory building and attaching it to the primary residence and converting it to living area. The applicants further state that the accessory building has been in this location since it was permitted in 2016. Attaching the accessory building to primary structure requires a larger rear setback than a detached structure. The first request equates to a 60% deviation to what the code allows. There is one variance to the rear setback requirement for the principal structure in the immediate area. There is no variance to the common roof requirement for an addition to the principal structure in the immediate area. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a signature date of 12/23/2021.