



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 2

2. (22V0009) Joseph V. and Kelly A. Collura (Tracee Huff/Scott Herber) request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3), to permit a variance of 2.3 feet over the maximum 16-ft. projection (20% the width of the waterway) for a boat dock, in a RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing new covered dock. The applicants state that the previous owner had the existing seawall built by another dock contractor and the seawall was built 2.3 feet into the waterway off the rear property line. The dock projection is measured off the rear property line of the parcel, not the seawall. This request equates to a 14% deviation to what the code allows. There is no variance to the projection requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a signed date of 04/25/2022.