



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

7. (22V00028) Krodel Properties, LLC (Keith Krodel/Deborah Wilburn) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(a), to permit a variance of 5 ft. from the required 20-ft. side street setback, in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicant's request to build a single-family resident into the side street setback. The applicant states that this parcel is contiguous to a key lot to the west which requires a larger side street setback. The applicant further states that with the finish floor height required because the parcel is in a flood zone he cannot move the house to meet the required side street setback and have a driveway into the house. This request equates to a 25% deviation to what the code allows. There is no variance to the side street setback requirement for a principal structure 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 date of 02/11/2022.