



## 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 1

**8. (22V00029) Robert J. Brooks** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1401(5)(b), to permit a variance of 9.47 ft. from the required 15-ft. side (east) setback for an accessory structure; 2.) Section 62-2100(1)(d), to permit a variance of 2,576.5 sq. ft. over the 1,053.5 sq. ft. (50% of living area of principal structure) allowed for an accessory structure; 3.) Section 62-2100(1)(b), to permit a variance of 1,555.7 sq. ft. over the total floor area of 2,578 sq. ft., of the principal structure allowed for all detached structures. All variances are in the RRMH-1 (Rural Residential Mobile Home) zoning classification. This request represents the applicant's request to legitimize an accessory structure to build a single-family residence. The applicant states that the accessory structure was on the parcel when it was acquired on June 01, 1998. He also states that the accessory structure was built by a previous owner. The first request equates to a 63% deviation to what the code allows. The second request equates to a 245% deviation to what the code allows. The third request equates to a 60% deviation to what the code allows. There are no variances to accessory size requirements or setback requirements 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 revision date of 6/27/2022.