



## 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

**10. (22V00031) Donald K. and Maria K. Kosick, Trustees** (Kris Kosick) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1337(5)(b), to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure, in an SEU (Suburban Estate Use Residential) zoning classification. This request represents the applicants' request to build a 1,202.5 sq. ft. accessory structure (garage) between the house and the road. The applicants state that the parcel is a large 2.8-acre lot and the existing house is located on the back half of the lot a few hundred feet from the street. They also state that there is no room to put the garage behind the house because the septic tank and drain field are located there and also there are very large oak trees that should not be removed. There are no variances to the accessory location 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 08/01/2022.