



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, February 15, 2023

DATE: January 23, 2023

DISTRICT 2

4. (23V00001) Espejo Investment Group, LLC requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2100.5(d), to permit a variance of 138.4 sq. ft. over the 600 sq. ft. allowed for an accessory structure in an RU-1-7 (Single-Family Residential) zoning classification, currently zoned AU (Agricultural Residential). This request represents the applicant's request to legitimize an existing accessory structure for the parcel to be rezoned to RU-1-7, the parcel is currently zoned AU. The applicant had a previous variance (22V00042) approved to the lot width and the setback to the principal structure. The accessory structure size was not included with this previous variance. This request equates to a 23% deviation of what the code allows. There are no variances to the accessory size requirement 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 08/29/2022.