



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 1

5. (23V00002) Ryan F. Armstrong and Christina E. Zaruba request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1334(5)(b), to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure; 2.) Section 62-1334(5)(a), to permit a variance of 24.9 ft. from the required 25-ft. minimum front setback for a structure, in an AU (Agricultural Residential) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure built without a building permit. The applicants state the contractor built the accessory structure in the current location. The applicants have applied for a building permit (22BC19605) for the accessory structure. There are no size limitations for accessory structures in AU zoning. The second request equates to a 99.6% deviation of what the code allows. There are no variances to the accessory setback requirements in the immediate area. There is a code enforcement action (22CE-00635) 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 12/22/2022.