



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 4746, **Version:** 1

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### **Subject:**

OBC Realty, LLC (Michael Allen) requests variances to the minimum lot width and breezeway requirements in an RU-2-15 zoning classification. (22V00005) (Tax Account 2520973) (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

It is requested that the Board of Adjustment conduct a public hearing to consider variances for the minimum lot width and breezeway requirements in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification.

### **Summary Explanation and Background:**

OBC Realty, LLC (Michael Allen) requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(4), to permit a variance of 24.9 ft. from the required 75-ft. minimum lot width in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification; 2.) Section 62-2105(d), to permit a variance of 8.2 ft. from the minimum breezeway requirement of 21.4 ft., in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification. The property is 0.30 acres, located on the east side of S. Atlantic Ave., approx. 143 ft. north of 35<sup>th</sup> St. (3477 S. Atlantic Ave., Cocoa Beach)

### **Clerk to the Board Instructions:**

None