



BOARD OF COUNTY COMMISSIONERS

## Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Senior Planner

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, October 16, 2024

DATE: September 25, 2024

### DISTRICT 1

**(24V00038) Breanna Marks** requests variances of Chapter 62, Article VI, Brevard County Code, 1.) Section 62-1920(4) and Section 62-1405(6)(a), to permit a variance of 3 feet from the required 20 ft. front setback for a principal structure; 2.) Section 62-1920(4) and Section 62-1405(6)(a), to permit a variance of 10 feet from the required 15-ft. separation distance between an accessory structure and a principal structure in a TRC-1 (Single-Family Mobile Home Cooperative) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure (shed) and the placement of a new mobile home to final the building permit (24BC09123). The applicant states that the contractor did not place the mobile home on the parcel to meet the requirements. The first request equates to an 15% deviation to what the code allows. The second request equates to an 67% deviation to what the code allows. There are no variances to the accessory setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a revision date of 8/15/2024.