



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

**(24V00033) Zackery Lively** requests variances of Chapter 62, Article VI, Brevard County Code, 1.) Section 62-1401(5)(b), to permit an accessory structure to be located forward of the principal structure; 2.) Section 62-1401(5)(b), to permit a variance of 1.8 ft. from the required 15 ft. side (east) setback for an accessory structure in a RRMH-1 (Rural Residential Mobile Home) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure (carport) in order to replace the existing mobile home with a new mobile home. The applicant states that the accessory structure was in this configuration when he purchased the property in 2016 and was built by a previous owner. It could not be confirmed if a building permit for the accessory structure was applied for when the accessory structure was built. The second request equates to an 12% 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 8/22/2024.