



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: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, February 16, 2022

DATE: January 26, 2022

DISTRICT 3

2. (21PZ00072) Kathryn L. Miller, Revocable Trust (John T. Miller) requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1336(4), to permit a variance of 48 feet from the required 125-ft. lot width required in the RR-1 (Rural Residential) zoning classification.

The lot has existed in its current configuration since February 1981. The lot was administratively rezoned on April 30, 1998, from RU-2-4, which has a minimum lot width of 75 feet, to RR-1, which has a minimum lot width of 125 feet. The current lot width is 77.36 feet. The applicant wishes to make the lot conform to the current lot width requirement for RR-1. The request equates to a 39% deviation of what the code allows. There is one variance to the minimum lot width for RR-1 in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant.