



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

THE FOLLOWING ITEM WAS CONTINUED FROM THE July 24, 2024, BOA MEETING

DISTRICT 2

- 1. (24V00022) Mahasu Associates, LLC (Sam Sebaali)** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1341(4), to permit a variance of 16 ft. from the required 66 ft. lot width in an RU-1-9 (Single-Family Residential) zoning classification. The parcel is currently zoned AU (Agricultural Residential). This request represents the applicant's request to legitimize an existing parcel to be rezoned to RU-1-9, the parcel is currently zoned AU. The applicant states that the 50 feet wide portion of the parcel was subdivided into its current configuration in July 1966, by a previous owner. This request was continued by the Board from the July 24, 2024, BOA meeting to give the applicant time to meet with the neighbors and address the neighbor's concerns. Also, to provide a concept plan of the access road entry way to the proposed subdivision for the Board to better understand this request. The applicant has provided a concept plan of the access road entry way and the proposed subdivision. These are conceptual plans and have not been reviewed for site plan and engineering approval. This request equates to a 24% deviation of what the code allows. There are no variances to the minimum lot width requirement 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 date of 2/6/2023