



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, February 21, 2023
DATE: February 1, 2024

THE FOLLOWING ITEM WAS CONTINUED FROM THE JANUARY 17, 2024, BOA MEETING

DISTRICT 1

2. (23V00046) Jeff Haggard requests a variance of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(b), to permit a variance of 1.5 ft. from the required 7.5-ft. side (west) setback for an accessory structure; 2.) 5 ft. from the 5 ft. separation condition distance required for an accessory structure, in an RU-1-13 (Single-Family Residential) zoning classification. This request represents the applicant's request to build an 816 sq. ft. accessory building (garage) and to legitimize an existing carport. The applicant states that his original survey used for the proposed accessory building was approved for the building permit (23BC13976). The applicant also states that there was a discrepancy in the west property line of the parcel with the original survey. The applicant also states the existing carport has been in this location since the house was built in 1989. The first request equates to a 20% deviation of what the code allows. The second request equates to a 100% deviation of what the code allows. There are no variances to accessory setback requirements or separation requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves this variance, it may want to limit its approval to the location depicted on the survey provided by the applicant with a date of 10/17/2023.