



## 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: Paul Body, Senior Planner

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, April 17, 2024

DATE: March 25, 2024

### DISTRICT 3

**2. (24V00009) Dennis Burke** (Jon Brunner) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2100.5(d), to permit a variance of 431 sq. ft. over the maximum 50% (769.5 SF) of living area allowed for an accessory structure in an RR-1 (Rural Residential) zoning classification. This request represents the applicants' request to build a proposed 1,200 sq. ft. accessory structure (garage). The applicant states the size of the existing house that was built in 1974 limits the size of the accessory structure. This request equates to a 56% deviation of what the code allows. There are no variances to the accessory size 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 variances, it may want to limit its approval as depicted on the survey provided by the applicant with a survey date of 2/26/2024.