



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, November 20, 2024

DATE: October 28, 2024

DISTRICT 2

5. (24V00043) Timothy and Denise Gannon request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(5), to permit a variance of 167 sq. ft. over the 600 sq. ft. total coverage for a dock and covered roof area in an RU-1-11 (Single-family Residential) zoning classification. This request represents the applicants' desire to legitimize an existing covered roof dock. The applicants state they had a building permit (22BC06473) approved for the existing boat dock. The covered roof area was added after the dock was built and the building permit was finalized. This request is for the boat dock only and does not legitimize other code violations. This request equates to a 33% deviation to what the code allows. There is a code enforcement action (23CE-01280) pending with the Brevard County Planning and Development Department. If the Board wishes to approve this variance, it may wish to limit its approval to the location as depicted on the survey as provided by the applicant with a revision date of 4/19/2024.