



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, January 17, 2024

DATE: 12/28/2023

DISTRICT 4

1. (23V00044) Bradley W. and Aleta K. Sinclair (Kim Rezanka) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2109(c), to permit a variance of 2 ft. over the 4-ft. maximum height allowed for a fence/wall within the 20-ft. front setback; 2.) Section 62-1341(5)(a), to permit a variance of 13.7 ft. from the required 20-ft. front setback for an accessory structure; 3.) Section 62-1341(5)(b), to permit an accessory structure to be located forward of the front building line of the principal structure; 4.) Section 62-1341(5)(b), to permit an accessory structure to be located forward of the front building line of the principal structure; 5.) Section 62-1341(5)(b), to permit an accessory structure to be located forward of the front building line of the principal structure; in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to build a six feet high wall and legitimize three existing accessory structures. The applicants state that the extra wall height is needed for security. The applicants also state the accessory structures were built by a previous owner and were in this configuration when they purchased the property. The first request equates to a 33% deviation of what the code allows. The second request equates to a 68% deviation of what the code allows. There is one variance to the fence height requirement in the immediate area. There are two variances for the accessory building front setback requirements 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 as depicted on the survey provided by the applicant with a revision date of 07/19/2022.