



## 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, Planner III

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, January 18, 2023

DATE: December 07, 2022

### DISTRICT 1

**2. (22V00046) Brian Scott Hall and Kim Fischer** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1483(5)(a)(4)(a), to permit a variance of 10 ft. from the required 15-ft. side (east) setback adjacent to residential zoning for a building, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. This request represents the applicant's request to build a commercial building with reduced setback. The applicants state that although the abutting parcel to the east has Residential Agricultural (AU) zoning classification, there is a commercial building on the parcel with the facility being owned by the City of Cocoa. This request equates to an 67% deviation of what the code allows. There are no variances approved to side setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant with a revision date of 11/21/2022.