



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, March 20, 2024
DATE: February 27, 2024

DISTRICT 2

3. (24V00003) James Rowan and SaraJane Sengel requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(5)(c)(2), to permit a variance of 17.36 ft. from the required 20-ft. rear setback for a primary structure; and 2.) Section 62-1372(5)(c)(1), 6.24 ft. from the required 25-ft. front setback for a primary structure in an RU-2-15 (Medium Density Multiple-Family Residential) zoning classification. This request represents the applicants' request to legitimize the existing principal structures to build an addition on the southerly unit. The applicant states that the principal structures were built in 1957 by a previous owner and were in this configuration when they purchased the property on October 27, 2017. The first request equates to an 87% deviation of what the code allows. The second request equates to a 25% deviation of what the code allows. There is one variance to the principal structure setback requirement 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 recertification date of 12/04/2023.