



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, July 24, 2024
DATE: July 02, 2024

DISTRICT 1

6.) 24V00025) Boggs Family December 17, 2019, Trust (Bill & Terri Boggs) requests variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1340(5)(a), to permit a variance of 9.5 ft. from the required 20 ft. front setback for a structure; and 2.) Section 62-2100.5(1)(d), to permit a variance of 980 sq. ft. over the 50% (896.5 sq. ft.) of living area allotted for an accessory structure in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' request to permit a proposed 1,877 sq. ft. accessory structure (garage). The applicants' state that their parcel slopes off to the river and there is no other place to locate the accessory structure on the parcel. The applicants also state a variance (V-1313) was previously approved for 15 feet from the 25 ft. front setback required for their house. The first request equates to an 47% deviation of what the code allows. The second request equates to an 109% deviation of what the code allows. There are no variances to the front setback requirement for an accessory structure or the size requirements for an accessory structure 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 site plan provided by the applicant with a revision date of 05/28/2024.