



## 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, November 20, 2024

DATE: October 28, 2024

### DISTRICT 1

**4. (24V00042) David & Sherlyn Lorne** request variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1339(5)(a), to permit a variance of 22.9 ft. from the required 25 ft. front setback to for a principal structure; and 2.) Section 62-1339(5)(a), to permit a variance of 7.2 ft. from the required 25 ft. rear setback for an existing covered deck in an EU (Estate Use Residential) zoning classification. This request represents the applicants' request to legitimize an existing carport attached to the principal structure to enclose it into a garage and legitimize an existing accessory structure (covered deck). The applicant states that the carport and the accessory structure were built by a previous owner and were in this configuration when they purchased the property on October 12, 2016. The first request equates to a 92% deviation to what the code allows. The second request equates to a 29% deviation to what the code allows. There are no variances to the principal structure setback requirement or the accessory 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 the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a revision date of 9/24/2024.