



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, July 24, 2024

DATE: July 02, 2024

DISTRICT 1

1. (24V00018) Daniel Nastyn requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2123(a), to permit a variance for an accessory structure (pool screened enclosure) to be located forward of the front building line of the principal structure in an SEU (Suburban Estate Use) zoning classification. This request represents the applicant's desire to build a swimming pool screen enclosure for an existing pool. The applicant states that the house is at an angle and is not square with the lot. The applicant also states that the swimming pool was approved for a variance (22V00041) to be located forward of the principal structure and did not know the approved variance did not include a pool screen enclosure. There are no variances to a pool screen enclosure location 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 variance, it may want to limit its approval as depicted on the survey provided by the applicant with a survey date of 10/15/2019.