

Dear Planning and Zoning Board Members,

Re: Variance Request for Property at 4405 Peppertree Street, Cocoa, FL 32926

I hope this letter finds you well. My husband and I recently purchased the property located at 4405 Peppertree Street, Cocoa, FL 32926. We are in the process of submitting a variance application to construct a 30'x70'x12' metal building on the northeast area of the property. We are requesting a variance to build in front of the primary residence.

The need for this variance arises from unique conditions on the property that prevent us from utilizing the backyard. Specifically, large amounts of brush and trees were buried in two areas of the backyard, which occupies a significant portion of the space. This makes the area unsuitable for construction and limits our ability to access the proposed building if placed behind the house. As a result, building the structure behind the house would be impractical and hinder the functional use of the property.

We are requesting this variance to ensure we can use the property in a manner that aligns with both our needs and the intent of the zoning regulations, while minimizing any negative impact on the surrounding area.

We believe this variance will not confer any special privilege upon us, nor will it cause harm to the neighborhood or public welfare. It is the minimum variance necessary to accommodate the building while adhering to the overall spirit of the zoning requirements.

We appreciate your time and consideration of this request. If you require any additional information or documentation to process our variance application, please do not hesitate to contact me at 321-477-3927 or via email at alexmboza@gmail.com

Thank you for your attention to this matter. We look forward to your response and hope for a positive outcome.

Sincerely,

Alexandra and Alexander Barboza