



BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of Adjustment Members
FROM: Paul Body, Senior Planner
Thru: Trina Gilliam, Interim Planning & Zoning Manager
SUBJECT: Variance Staff Comments for Wednesday, April 16, 2025
DATE: March 24, 2025

DISTRICT 5

(25V00004) Thomas G. and Michelle D. Shrader request variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1340(5)(b) to allow 7.5 ft. from the required 7.5 ft. side (north) setback for an accessory structure; and 2) Section 62-2100.5(1)(d) to allow 1,282.5 sq. ft. over the 1,117.5 sq ft. allowed for an accessory structure (detached garage) in a RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing accessory structure (chicken coop) and to build a 2,400 sq. ft. accessory structure (garage). The applicant states that they cannot attach the garage to the house because of the location of the existing septic system. The first request equates to a 100% deviation to what the code allows. The second request equates to a 47% deviation to what the code allows. There are no variances approved for accessory structure setbacks or size limitations in the immediate area. There are no code enforcement actions pending with 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 09/20/2024.