



## 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, January 17, 2024

DATE: 12/28/2023

### DISTRICT 2

**5. (23V00049) Luz Nogueroles** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1334(5)(c)(2), to permit a variance of 16 ft. from the required 50-ft. side (north) setback for a barn; 2.) Section 62-1334(5)(c)(2), to permit a variance of 29.5 ft. from the required 50-ft. side (south) setback for a barn (stable), in an AU (Agricultural Residential) zoning classification. This request represents the applicant's request to legitimize an existing barn and an existing stable. The applicant states the barn and stable were built by a previous owner in the 1980's and were in this configuration when they purchased the parcel on June 27, 2023. The first request equates to a 32% deviation of what the code allows. The second request equates to a 59% deviation of what the code allows. There is one variance to the barn 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 this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a Survey date of 12/01/2023.