



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, May 15, 2024
DATE: April 25, 2024

DISTRICT 3

1. **(24V00010) Daniel Fluett & Eileen Smith** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1404(7), to permit a variance of 5 ft. from the required 10-ft. minimum separation distance required between structures in a TR-3 (Mobile Home Park) zoning classification. This request represents the applicants' request to build an attached carport to their mobile home. The applicants state that their mobile home was in this configuration when they purchased it on 12/30/2022. The applicants also state that the code today requires a mobile home site to have a minimum width of not less than 40 feet and their mobile home site is only 30 feet wide. The applicants also state there is an approved variance to their rear property line setback. This request equates to a 50% deviation of what the code allows. There are four variances to the separation requirement 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 revision date of 02/28/2024.