



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

Inter-Office Memo

TO: Board of Adjustment Members

FROM: Jeffrey Ball, AICP, Planning and Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, January 19, 2022

DATE: January 3, 2022

5. (21PZ00094) (District 2) Brad A. Lange requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1371(4)(b) to permit a variance of 25.0 ft. from the required 75.0 ft. lot width in BU-1 (General Retail Commercial) & RU-2-30 (High Density Multiple Family Residential) zoning classifications. This request represents the applicants' request to split the lot and legitimize the back multi-family-zoned portion to sell the remainder of the front commercial portion. The applicant states the multi-family portion will be rezoned from RU-2-30 to RU-2-4. The applicant states the property has been a business out front with 150 feet of frontage and three residences in back with 50 feet of frontage for approximately 50 years. This request equates to a 33% deviation from what the code allows. There is no code enforcement action pending with the Brevard County Planning & Development Department. This is not the minimum variance that can be requested. The Board may wish to consider a variance of 15 feet from the 75 feet minimum lot width required in BU-1 zoning, which would allow for a width of 60 feet. The Board may wish to consider If the Board approves this variance, it may want to limit its approval to the location depicted on the survey provided by the applicant.