



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, August 14, 2024

DATE: July 29, 2024

DISTRICT 1

5. (24V00029) Christopher & Lisa Manion request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(4), to permit a variance of 30 ft. from the required 150-ft. lot width in an AU (Agricultural Residential) zoning classification. This request represents the applicant's request to legitimize an existing parcel to be rezoned to AU. The parcel is currently zoned GU (General Use). The applicant states the parcel was subdivided into its current configuration on 10/04/1999 by a previous owner. The applicant also states, when the parcel was subdivided it did not meet the 300 feet lot width requirement for GU zoning. The rezoning request (25Z00035) for this parcel will be heard by the Planning Zoning Board on September 16, 2024. This request equates to a 25% deviation of what the code allows. There are no variances to the lot width requirement in the immediate area. There is no code enforcement action pending with the 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 field date of 3/22/2024.