



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, October 16, 2024

DATE: September 25, 2024

DISTRICT 4

(24V00040) Joseph & Amanda Dechert request variances of Chapter 62, Article VI, Brevard County Code, 1.) Section 62-2118(d)(2), to permit a variance of 5.5 ft. from the 7.5 ft. side (north) setback required for a boat dock, 2.) Section 62-2118(d)(2), to permit a variance of 4 ft. from the 7.5 ft. side (south) setback required for a boat dock in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' desire to build a new dock. The applicants state that the shape of the lot as it was developed along the canal leaves very little area to have a boat dock. The first request equates to an 73% deviation to what the code allows. The second request equates to an 53% deviation to what the code allows. There is one variance to the dock setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board wishes to approve this variance, it may wish to limit its approval to the location as depicted on the survey along with a boat and motor not longer than 21 feet as provided by the applicant with a revision date of 8/28/2024.