



BOARD OF COUNTY COMMISSIONERS

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

The following item was tabled from the December 15, 2021, BOA meeting.

1. (21PZ00079) (District 1) Carol A. Hall Life Estate (Thomas H. Yardley) requests variances from Chapter 62, Article VI, Brevard County Code, 1-4) Section 62-1401(5)(b) to permit 4 variances to allow 4 accessory structures to be located forward of the principle structure; 5) 62-2100.5(1)(d) to permit a variance of 492.0 square feet over the 600.0 square feet allowed for an accessory structure; 6) 62-2100.5(1)(d) to permit a variance of 13.0 square feet over the 600.0 square feet allowed for an accessory structure; 7) 62-2100.5(1)(b) to permit a variance of 1,498.0 square feet over the total floor area of the principle structure allowed for all detached structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification.

This request represents the applicants' request to legitimize five existing accessory structures to replace an existing 1,680 sq. ft. mobile home with a 1,092 sq. ft. mobile home (21BC01224). The applicant states that these accessory structures were built by her husband and have been in their existing location for over ten years. There has been one variance to permit an accessory structure to be located in front of the principal structure in the immediate area. There are no variances approved to the size limit for an accessory structure in the immediate area. The fifth request equates to a 55% deviation of what the code allows. The sixth request equates to a 2% deviation of what the code allows. The seventh request equates to a 59% deviation of what the code allows. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval to the location depicted on the survey provided by the applicant.