



Planning and Development Department

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

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

2. (21PZ00087) (District 1) Lance C. Boncek requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1334(4) to permit a variance of 1.42 acres from the required 2.5-acre minimum lot size, in an AU(L) (Agricultural Residential) zoning classification, the property is currently in a GU (General Use) zoning classification.

This request represents the applicants' request to legitimize an existing parcel to rezoning the parcel to AU(L) (Agricultural Residential) for purposes of building an accessory structure. The applicants state that they purchased the parcel on August 26, 2014 in this configuration. The owner has applied to change the zoning classification (**21Z00046**) to AU(L). This request equates to an 57% deviation of what the code allows. There have been no variances approved to the lot size requirement in the immediate area. 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 as depicted on the survey and provided by the applicant.