



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

3. (21PZ00088) (District 2) Jeannette L. Knight requests variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1341(5)(a) to permit a variance of 7.0 feet from the required 20.0-foot rear setback for a principle structure; 2) Section 62-1341(5)(a) to permit a variance of 2.1 feet from the required 7.5-foot side setback for a principle structure, in a RU-1-9 (Single Family Residential) zoning classification. 3.) Section 62-1341(5)(b) to permit a variance of 7.0 feet from the required 7.5-foot side setback for an accessory structure in RU-1-9 (Single Family Residential) zoning classification.

This request represents the applicants' request to legitimize an existing single-family home that was destroyed by a fire to rebuild the home in the same footprint. The applicant states the home was built in 1961 in this configuration by a previous owner. The applicant also states that the home was in this configuration when they bought the parcel on July 17, 2014. There have been two variances approved to setback requirements for a principal structure in the immediate area. The first request equates to a 65% deviation of what the code allows. The second request equates to a 28% deviation of what the code allows. The third request equates to a 93% deviation from 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.