



## 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 & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, May 18, 2022

### DISTRICT 5

**3. (22V00007) Nicholas P. Riippa** (Holly Tanner) requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1339(5)(a), to permit a variance of 10 ft. from the required 20-ft. rear setback in an EU-2 (Estate Use Residential) zoning classification.

The applicant requests a variance of 10 feet from the required 20-foot rear setback to construct a 550 square foot addition connected to the existing living room and kitchen area . The applicant states that the location for the addition is limited by the current location of the existing structure and pool. The request equates to a 50% deviation of what the code allows. There have been no other variances to the rear setback requirements approved 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 provided by the applicant.