



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, June 15, 2022

DISTRICT 2

5. (22V00010) Andrew and Iryna Afong request variances from Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(a), to permit a variance of 7.78 ft. from the 20-ft. rear setback for a principal structure; 2.) Section 62-1340(5)(a), to permit a variance of 5.47 ft. from the 20-ft. rear setback for a principal structure; 3.) Section 62-1340(5)(b), to permit a variance of 0.7 ft. from the 7.5-ft. side (north) setback for an accessory structure; 4.) Section 62-1340(b), to permit a variance of 0.8 ft. from the 7.5-ft. side (north) setback for an accessory structure, in an RU-1-13 (Single-Family Residential) zoning classification.

The applicants have applied for a permit for renovation and an addition to an existing home and were flagged for the primary structure encroaching into the rear setbacks and an existing accessory structure encroaching into the side setbacks during the zoning review. The applicants state the home was built in 1953. The first request equates to a 38.9% deviation of what the code allows. The second request equates to a 27.4% deviation of what the code allows. The third request equates to a 9.3% deviation of what the code allows. The fourth request equates to a 10.3% deviation of what the code allows. In 2009, approximately 40 feet to the west, a variance of 86.7% was approved for an accessory building side setback. 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 and require building permits.