Reason for Request:

We, Iryna and Andrew Afong, are respectfully requesting the Board to grant the following property setback variances:

Variance 1: A variance to Section 62-1340(5)(a) of Brevard County Zoning ordinance to reduce the rear property setback for the house remodel at 2175 S. Tropical Trail, Merritt Island, 32952 from required 20 feet to between 14.52 feet and 16.23 feet.

Variance 2: A variance to Section 62-1340 (5)(a) of Brevard County Zoning Ordinance to reduce the existing garage's side setback from required 7.5 feet to between 6.7 feet and 6.8 feet.

Currently, the property is zoned as RU-1-13 Single Family Residential. From Brevard County Ordinances, Sec. 62-1340. - Single-family residential, RU-1-13 and RU-1-11, paragraph (5) Setbacks a. "Structures shall be set back not less than 20 feet from the front lot line, not less than seven and one-half feet from each side lot line, and not less than 20 feet from the rear lot line, except for screen porches, which shall be set back not less than ten feet from the rear lot line."

Variance 1: The proposed house remodel is within the existing house, built in 1953, footprint, and has the rear lot setback from 12.22' to 14.52' at the southwest corner of the house and from 14.53' to 16.23' at the northeast corner of the proposed building. Furthermore, the proposed house remodel improves the current condition with the front lot setback from existing 16.64' to proposed 22.34', therefore bringing the house up to Brevard County standards on the front lot setback requirements. We are requesting rear setback variance due to the existing house location and lot size and configuration which do not allow for the required rear setback to be met.

Variance 2: Existing garage structure side setback is 6.7' and 6.8' on the northeast and northwest corners of the garage accordingly. Proposed remodel does not change the existing garage footprint. We are asking the Variance Board to approve this side setback due to existing conditions which are not being changed/created by the applicants.