



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: Paul Body, Planner III

THRU: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, August 17, 2022

DATE: July 06, 2022

DISTRICT 4

2. (22V000013) Robert L. and Theresa A. Sheck (Scott Herber) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2118(d)(3), to permit a variance of 5.3 ft. over the maximum 30-ft. projection permitted for a boat dock (main dock); 2.) Section 62-2118(d)(3), to permit a variance of 1.2 ft. over the maximum 30-ft. projection permitted for a boat dock (finger dock); 3.) Section 62-2118(d)(5), to permit a variance of 60 sq. ft. over the maximum 400 sq. ft. permitted for the deck of a dock; 4.) Section 62-2118(d)(5), 212 sq. ft. over the maximum 600 sq. ft. allowed for a deck together with a roofed area (main dock), in a PUD (Planned Unit Development) zoning classification. This request represents the applicants' request to expand an existing boat dock and add a roof and to legitimize the projection of an existing second boat dock. The applicant states they need a roof to protect the boat and the additional walkway to access and maintain the other side of the boat. The first request equates to an 18% deviation to what the code allows. The second request equates to a 4% deviation to what the code allows. The third request equates to a 15% deviation to what the code allows. The fourth request equates to a 35% deviation to what the code allows. There are no variances to the dock requirements in the immediate area. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a revision date of May 6, 2022.