



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, April 19, 2023

DATE: April 05, 2023

DISTRICT 2

1. (22V00021) Paula L. Herron and Claudia Volland request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1481(5)(a)(1), to permit a variance of 36.78 ft. from the required 50-ft. front setback for a principal structure in a BU-1-A (Restricted Neighborhood Commercial) zoning classification, the property is currently zoned RU-1-11 (Single-Family Residential). This request represents the applicants' request to legitimize an existing single-family residence to rezone the parcel to BU-1-A, the parcel is currently zoned RU-1-11. The applicants state the parcel was subdivided into its current configuration in 1965 by a previous owner. The applicant also states that additional Right-of-Way for E. Merritt Avenue has been taken from the parcel. This request equates to an 74% deviation of what the code allows. There are no variances to the principal structure setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a date of 9/29/2021.