



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

3. (23V00004) Catherine S. Baldwin requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(4), to permit a variance of 5 ft. from the required 75-foot lot width for the RU-1-11 (Single-Family Residential) zoning classification; 2.) Section 62-1340(4), to permit a variance of 10 ft. from the required 75-foot lot depth for the RU-1-11 (Single-Family Residential) zoning classification; 3.) Section 62-1340(4), to permit a variance of 3,144 sq. ft. from the required 7,500 sq.-ft. minimum lot size, in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing lot to apply for a building permit for a replacement single-family residence. The applicant states the parcel was subdivided into its current configuration in 1978 by a previous owner and was in this configuration when she purchased the property on February 01, 1998. The first request equates to an 7% deviation of what the code allows. The second request equates to an 13% deviation of what the code allows. The third request equates to an 42% deviation of what the code allows. There is one variance to the lot width requirement in the immediate area. There are no variances to the lot depth or lot size requirement 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 08/29/2022.