



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

4. (23V00007) Clearlake Commercial Center, Inc. (Jennifer Altreche) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1483(5)(a)(4)(b), to permit a variance of 2.24 ft. from the required 5-ft. side (north) setback for a structure; 2.) Section 62-1483(5)(a)(4)(f), to permit a variance of 0.22 ft. from the required 25-ft. side street (south) setback for a structure, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. This request represents the applicant's request to legitimize an existing structure (commercial building). The applicant states that the building was built in 1973 by a previous owner and was in this configuration when they purchase the parcel in 1984. The first request equates to an 45% deviation of what the code allows. The second request equates to an 1% deviation of what the code allows. There are no variances to the 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 01/18/2023.