



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 3

5. (23V00008) Lynn A. Hartman and Carl K. Hartman (Anna Long) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1371(5)(a), to permit a variance of 7 ft. from the required 10-ft. side (south) setback for an accessory structure; 2.) Section 62-1371(5)(a), to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure, in an RU-2-4 (Low Density Multi-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure (Tiki Hut). The parcel has double frontage located on Highway A1A and the Atlantic Ocean. The applicants state that the accessory structure was built by a previous owner seven years ago and was in the current configuration when they purchase the parcel on April 27, 2021. The first request equates to an 70% deviation of what the code allows. There is a code enforcement violation (21CE-01208) for the structure (tiki hut). 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 04/19/2021.