



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

FROM: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, May 17, 2023

DATE: April 25, 2023

DISTRICT 5

1. (23V00006) Trevor T. Haman requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1341(5)(a), to permit a variance of 2.15 ft. from the required 7.5-ft. side (west) setback for a principal structure in a RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing single-family residence and permit an addition to the house. The applicant states that the house was built in 1955 by a previous owner and was in this configuration when he purchased the parcel in 2016. There is an Administrative waiver (AA-1549) to the west side setback, however this administrative waiver was to enclose only the portion of the carport that is 6.75 feet from the west property line. This request equates to a 29% deviation of what the code allows. There is one variance to the principal structure side setback 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 3/16/2023.