



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, Senior Planner

Thru: Jeffrey Ball, AICP, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, March 20, 2024

DATE: February 27, 2024

THE FOLLOWING ITEM WAS RE-ADVERTISED FROM THE JANUARY 17, 2024, BOA MEETING. THIS ITEM NEEDED TO BE RE-ADVERTISED DUE TO AN ERROR IN THE LEGAL DESCRIPTION OF THE WARRANTY DEED.

DISTRICT 1

1. (23V00047) Christopher D. Strozier requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(a), to permit a variance of 10 ft. from the required 75-ft. minimum lot width in an RU-1-11 (Single-Family Residential) zoning classification. The parcel is currently zoned RU-1-9 (Single-Family Residential). This request represents the applicant's request to legitimize an existing parcel to be rezoned. The applicant states that the parcel was subdivided into its current configuration on February 28, 1960, by a previous owner and the current RU-1-9 zoning classification is not consistent/compatible with the Residential 4 (RES 4) Future Land Use classification. This request equates to a 13% deviation of what the code allows. There are no variances to the minimum lot width requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning and Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a date of 10/27/2020.