



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

DISTRICT 3

2. (24V00002) Steve Cary Barnes and Lisa Marie Barnes requests a variance of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(a), to permit a variance of 2 ft. from the required 7.5-ft side (East) setback for a primary structure in an RU-1-13 (Single-Family Residential) zoning classification. This request represents the applicants' request to build an attached garage addition to their house. The applicants state with the width of their lot and the location of the house, they are limited on spacing for the proposed addition. This request equates to a 27% deviation of what the code allows. There are no variances to the minimum setback requirement for the principal structure 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 revision date of 12/11/2023.