



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, December 18, 2024

DATE: November 26, 2024

### DISTRICT 1

**4. (24V00047) William Simmons** requests variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1341(5)(a) to permit a variance of 1.9 ft. from the required 20 ft. front setback for the principal structure; and 2.) Section 62-1341(5)(b), to permit a variance of 4.1 ft. from the required 7.5 ft side (west) setback for an accessory structure in an RU-1-9 (Single-family Residential) zoning classification. This request represents the applicant's request to legitimize the principal structure (house with covered front porch) and the existing accessory structure (shed). The applicant states that the house and the accessory structure were located in this configuration when he purchased the property on November 15, 2021. The applicant also states that the house and the accessory structure were built by a previous owner. Staff could not confirmed if a building permit for the covered porch or the accessory structure was applied for when they were built. The first request equates to an .09% deviation to what the code allows. The second request equates to an .55% deviation to what the code allows. There are no variances to the accessory setback requirements or setbacks to 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 date of 10/02/2024.