



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, September 21, 2022

DATE: August 09, 2022

DISTRICT 3

6. (22V00027) Charlotte A. Jillson (Dwayne Dingus) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1405(6)(a), to permit a variance of 1.8 ft. from the required 7.5-ft. side (south) setback for a principal structure in a TRC-1 (Mobile Home Cooperative) zoning classification. This request represents the applicant's request to legitimize an existing Mobile Home. The applicant states that the building was in this configuration when the parcel was purchased on May 27, 2004. The portion of the 6 feet wide Public Utility Easement that the Mobile Home encroaches into was vacated by The Board of County Commissioners on April 5, 2022 per Resolution 2022-033. This request equates to a 24% deviation to what the code allows. There is one variance to the side setback requirement for a 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 this variance, it may want to limit its approval as depicted on the survey provided by the applicant with a date of 12/24/2021.