



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, February 15, 2023

DATE: January 23, 2023

DISTRICT 3

2. (22V00053) Maritza Andrea and Kevin P. Reilly requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1404(8), to permit a variance of 32 sq. ft. from the required 500 sq. ft. living area for a principal structure, in a TR-3 (Mobile Home Park) zoning classification. This request represents the applicants' request to place a mobile home on the site. The applicants state that the mobile home park was developed with small mobile home sites and a 500 sq. ft. mobile home will not meet the setback and separation requirements. This request equates to an 6% deviation of what the code allows. There are no variances to the mobile home size requirements 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 survey plot plan date of 7/20/2022.