



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: Trina Gilliam, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, November 19, 2025

DATE: October 21, 2025

DISTRICT 2

(25V00065) Richard W. and Rita B. Green (John McKesson) request five variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5)(c)(1) to allow 0.3 ft. from the required 25 ft. front property line setback for an existing principal structure; 2.) Section 62-1372(5)(a) to allow 5 ft. from the required 5 ft. spacing, for an accessory structure, between any other structure on the same site; 3.) Section 62-1372(5)(a) to allow 4.8 ft. from the required 10 ft. side (west) setback for an existing accessory structure; 4.) Section 62-1372(5)(c)(3) to allow 2.5 ft. from the required 7.5 ft. side (west) setback for a proposed principal structure; and 5.) Section 62-1372(5)(d) to allow 5.1 ft. from the required 15 ft. spacing between all principal structures in an RU-2-10 (Medium-Density Multiple-Family Residential) zoning classification. This request represents the applicants' request to legitimize the existing structures on the parcel in order to be able to convert the existing garage to an apartment. The applicant states the existing principal house was built in 1957 by a previous owner and was in this configuration when they purchased the parcel. The applicants also state the carport was expanded to the west around 2007 by a previous owner and the existing garage was built by a previous owner. The first request equates to a 1% deviation to what the code allows. The second request equates to a 100% deviation to what the code allows. The third request equates to a 48% deviation to what the code allows. The fourth request equates to a 33% deviation to what the code allows. The fifth request equates to a 34% deviation to what the code allows. There are no variances approved to the accessory setback and separation requirements in the immediate area. There is one variance approved to the principal structure side setback requirements in the immediate area. There is a code enforcement action (25CE-01207) pending with the Brevard County Planning & 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 8/27/2025.