



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, Interim Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, June 18, 2025

DATE: May 16, 2025

DISTRICT 1

(25V00016) Phoebe A. and David M. Slingerland request 3 variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1341(5)(8) to allow 10 ft. from the required 20 ft. (rear) setback for the principal structure; 2.) 62-2118(d)(5) to allow 5 sq. ft. over 600 sq. ft of total coverage allotted; and 3.) Section 62-2123(a) to allow 6.1 ft. from the required 20 ft. setback for a pool on a corner lot in a RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize the existing pool, the existing dock, and to build a new porch under the principal structure. The applicants state that the pool and dock were built by a previous owner and these structures were in this configuration when they purchased the property on March 18, 2024. The first request equates to a 50% deviation to what the code allows. The second request equates to a 0.01% deviation to what the code allows. The third request equates to a 69.5% deviation to what the code allows. There are three variances approved to the principal structure front, side, and rear setback requirements in the immediate area. There are no code enforcement action(s) 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 signed date of 04/04/2025.