



## 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, December 17, 2025

DATE: November 21, 2025

### DISTRICT 1

**(25V00078) Meese Shaw Living Trust** (Steven C. Shaw) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1342(5)(a) to allow 2.9 ft. from the required 20 ft. front setback for a principal structure in an RU-1-7 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing principal structure. The applicant states the single family residence was built by a previous owner in 1981 and was in this configuration when he purchased the parcel in 1997. This request equates to an 15% deviation of what the code allows. There are no variances approved to the accessory setback requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and provided by the applicant with a date of 02/06/2024.