



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, September 17, 2025

DATE: August 5, 2025

DISTRICT 1

(25V00045) Carl W. Loggins, Jr. requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1336 to allow 261 sq. ft. over maximum allowed (1,226 sq. ft.) for an accessory structure in an RR-1 (Rural Residential) zoning classification. This request represents the applicant request to legitimize an existing 1,487 sq. ft. accessory structure which is oversized from his allowable square footage of 1,226 sq. ft. The applicant states that the accessory structure was built by his father without a permit prior to his ownership. This request equates to a 21% deviation of what the code allows. There are no variances for accessory structure size limitations in the immediate area. The applicant has a current code case (24CE-01778) for the oversized accessory structure. If the Board approves this variance, it may want to limit its approval as depicted on the boundary survey provided by the applicant with a revision date of 05/07/2025.