



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 19, 2025

DISTRICT 1

(25V00022) Ryder James Wertin and Kelsey Lee Shepard request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2100.5(d) to allow 990.5 sq. ft. over maximum allotted (1,649.5 sq. ft.) for an accessory structure in an SEU (Suburban Estate Residential Use) zoning classification. This request represents the applicants' request to permit a proposed 2,640 sq. ft. accessory structure (detached garage). The applicant states that the accessory structure is needed for the size of storage space needed without having to permit two separate structures at a maximum of 1,649.5 sq. ft. each. This request equates to an 60.05% deviation of what the code allows. There are no variances for accessory structure size limitations 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 site plan provided by the applicant with a revision date of 03/17/2025.