



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 19, 2025

DISTRICT 2

(25V00049) KL Gormaley, LLC (Regina M. Dempsey) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1482(5)(a)(4)(f) to allow 10 ft. from the 25 ft. side street setback for the principal structure in a BU-1 (General Retail Commercial) zoning classification. This request represents the applicant's request to build a single-family residence on the parcel. The applicant states that the 25 foot side street setback requirement would only leave 26.8 feet of width to build a house. The applicant also states the lot was platted in this configuration in 1926 and this was not a result of the applicant. This request equates to an 40% deviation to what the code allows. There are no variances approved to the side street setback requirement in the immediate area. There is no code enforcement action 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 revised site plan date of 7/22/2025.