



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, February 19, 2025

DATE: January 8, 2025

DISTRICT 2

(24V00054) David T. Williams and Jessica Williams (John Canarie) request variances of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1339(5)(a) to allow 1.0 ft from 10 ft (north) side setback for the principal structure; and 2.) Section 62-1339(5)(b) to allow 5.5 ft from 10 ft (north) side setback for an accessory building in an EU (Estate Use Residential) zoning classification. This request represents the applicants' request to legitimize the principal structure (single family residence) and an existing accessory structure. The applicants state that the single family residence and the accessory structure were built by a previous owner and these structures were in this location when they purchased the property on August 30, 2016. The first request equates to an 10% deviation to what the code allows. The second request equates to an 55% deviation to what the code allows. There are two variances approved to the principal structure setback requirements in the immediate area. There are no variances approved to an accessory structure setback requirements in the immediate area. There is a code enforcement action (24CE-01581) 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 date of 7/18/2005.