



## 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 2

**(25V00079) Frederick A Schoen** (James R. Bushnell) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2123(a) to allow a swimming pool and a screened enclosure forward of the principal structure in an SEU (Suburban Estate Residential Use) zoning classification. This request represents the applicants' request to permit and build a swimming pool and swimming pool screen enclosure between the residence and the road. The applicant states the house is located back on the property and there is no other practical place for the swimming pool. There are no variances approved for swimming pool and swimming pool screen enclosure location requirements 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 date of 8/07/2025.