



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

(25V00057) Robert McConville requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1340(5)(a) to allow 11 ft. from the required 20 ft. front setback for a principal structure in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicant's request to build a 224 sq. ft. addition attached to front of the house. The applicant states that the current layout of the existing house and lot does not allow for adequate living space expansion of the house. This request equates to an 55% deviation of what the code allows. There are no variances approved to the front setback requirements for a principal structure in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey and proposed plan provided by the applicant.