



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, April 16, 2025
DATE: March 24, 2025

DISTRICT 4

(25V00010) Thang V. and Hang N. Tran request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1341(5)(a) to allow 5.8 ft. from the required 7.5 ft. side (north) setback for a principal structure; and 2.) Section 62-1341(5)(a) to allow 5.3 ft. from the required 7.5 ft. side (south) setback for a principal structure in a RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize the setbacks of the existing principal structure to be able to build an addition to the house. The applicants state the house was built in the 1963 by a previous owner and was in this configuration when they purchased the property on November 21, 2024. There are two variances to the setback requirements for a principal structure in the immediate area. There are no code enforcement actions pending with 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 revision date of 03/03/2025.