



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, August 20, 2025

DATE: July 28, 2025

DISTRICT 4

(25V00038) Langford Harrison and Jessica France Covington request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1340(5)(b) to allow 5 ft. from the required 5 ft. separation distance for an accessory structure in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' request to construct an accessory structure (pergola) on the rear of the home. The applicants state that due to how far back the home is set on the property since it was built in the 1960s, it severely limits their ability to build an addition within the required setbacks. The request equates to a 100% deviation to what the code allows. There are no variances approved accessory structure setback requirements in the immediate area. There are no code enforcement action(s) 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 signed date of 07/03/2025.