



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 5, 2025

### DISTRICT 2

**(24V00053) Susanne K. Cook, Trustee** requests variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1340(5)(b) to allow 5.5 ft. from the required 7.5 ft. south side setback for an accessory structure (shed); and 2) Section 62-1340(5)(b) to allow 5 ft. from the required 5 ft. separation between the principal structure and accessory structure (shed) in a RU-1-13 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing accessory structure. The first request equates to a 73% deviation to what the code allows. The second request represents a 100% deviation to what the code allows for separation from the primary structure. There are no variances approved for accessory structure setbacks or separation requirements in the immediate area. There are no code enforcement actions pending with Brevard County Planning and Development Department. This variance request is only for the shed accessory structure. 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 12/12/2024.