



## 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, September 17, 2025

DATE: August 20, 2025

### DISTRICT 4

**(25V00041) Thang V. and Hang N. Tran** request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2121(e)(5) to allow 3.5 ft. from the required 3.5 ft. setback for existing and new HVAC units in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize an existing A/C unit along with permitting a new A/C unit for an addition to the existing single-family home. The applicants state they were approved for variances (24V00010) to the north and south side setbacks for an addition to the existing single-family home. However, a variance to the A/C units was not included with the approved variances. This request equates to a 100% deviation to what the code allows. There are no variances approved to A/C setbacks 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 sign date of 7/09/2025.