



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 7, 2025

DISTRICT 5

(25V00034) Jason and Leah Reilly request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1372 to allow 2.5 ft. from a 7.5 ft. side setback for a shed in an RU-2-10 (Medium-Density Multiple-Family Residential) zoning classification. The shed was constructed within the easement on east side of the property. The owners had the easement vacated and recorded in ORB 10351, Page 2667 as of 06/04/2025 and is identified as Resolution 2025-047. After the vacating of the easement, it was evident that the shed is still within the 7.5 ft setback required by the RU-2-10 zoning regulations. This request represents the applicants' request to legitimize the shed. The request equates to a 33% deviation to what the code allows. There are no other variances approved for setbacks within 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 03/10/2025.