



## 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, January 14, 2026

DATE: December 29, 2025

### DISTRICT 5

**(25V00073) Rajkumar Molugu and Sudiptha Karnati** (Steven Monroe) request two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1481(5)(1) to allow 27.06 ft. from the required 50 ft. front setback for a principal structure; and 2.) Section 62-1481(4) to allow 0.58 ft. from the required 75 ft. lot depth in a BU-1-A (Restricted Neighborhood Retail Commercial) zoning classification. This request represents the applicants' request to develop the parcel with a commercial building and legitimize the lot required minimum lot width. The applicants state in 1982, variance V-1246 was approved for two variances, 25 feet from the 50 feet front setback for a structure and 25 ft. from the 25 ft. rear setback for a structure (granted a zero ft. rear setback. In 2006, Ordinance No. 06-55 requires a new Landscape Buffer, Type "A" 20 feet (rear) setback adjacent to residential use. This ordinance states there shall be no structures or parking in the buffer. The applicant also states that this required buffer is required over the previous granted zero rear setback variance. The applicants also state that the parcel is a platted lot in the existing configuration as platted on October 19, 1961, and the configuration the parcel was platted created the lot not meeting the minimum 75 feet lot width requirement. The first request equates to a 54% deviation of what the code allows. The second request equates to an 0.8% deviation of what the code allows. There are no other variances approved to the front setback requirements for a principal structure in the immediate area and there are no variances approved to the lot width requirement in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey with a revision date of 11/19/25 and the proposed site plan provided by the applicant with a date of 11/10/25.