



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, Interim Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, April 16, 2025

DATE: March 27, 2025

DISTRICT 2

(25V00011) Anthony F. and Beth Marie Meggs request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5)(a) to allow 4 ft. from the required 25-ft. front setback for a principal structure in a RU-2-10 (Medium-Density Multiple-Family Residential) zoning classification. This request represents the applicants' request to allow for the construction of a new single-family residence. The applicants state the parcel is an irregular shaped platted lot along with Mangrove trees which limits where a house can be placed on the lot. This request equates to a 16% deviation to what the code allows for a principal structure. There are no variances approved to the front setback for a principal structure in the immediate area. There is an approved Administrative Waiver to the front setback for a principal structure in the immediate area. There is an active code enforcement violation, 24CE-00512, pending with Brevard County Natural Resources Management Office for land clearing without a permit. 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 02/24/2025.