



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, October 15, 2025

DATE: September 4, 2025

DISTRICT 1

(25V00039) Francis Scott Reilly requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1336 to allow 10 ft. from the north 15 ft. side setback for an accessory structure in an RR-1 (Rural Residential) zoning classification. This request represents the applicant's request to permit a proposed accessory structure (garage). The applicant states that the proposed location of the accessory structure is necessary to avoid having to remove several live oak trees on the parcel. This request equates to a 67% deviation to what the code allows. There is one variance approved to accessory setbacks requirements 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 date of 2/25/2025.