



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, June 18, 2025

DATE: May 19, 2025

DISTRICT 3

(25V00017) Nicholas and Marie DeNoia request 4 variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1341(5)(a) to allow 0.9 ft. from the required 7.5-ft. (west) side setback for a principal structure; 2.) Section 62-1341(5)(a) to allow 1.1 ft. from the required 20-ft. (east) side setback for a principal structure on a corner lot; 3.) Section 62-1341(5)(b) to allow 4.9 ft. from the required 7.5-ft. rear (north) setback for an accessory structure; and 4.) Section 62-134(5)(b) to allow 5.5 ft. from the required 7.5-ft. side (west) setback for an accessory structure in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize the existing principal structure and accessory structure (shed). The applicants state that the home and shed were built by a previous owner and the structures were in this configuration when they purchased the property on August 7, 2020. The first request equates to a 12% deviation to what the code allows. The second request equates to a 5.5% deviation to what the code allows. The third request equates to a 65.3% deviation to what the code allows, and the fourth request equates to a 73.3% deviation to what the code allows. There are no variances approved for principal or accessory structure setback requirements in 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 03/31/2025.