



## 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 4

**(25V00077) Michael Scott and Hazel P. Arold** (Todd Harding) request two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2123(a) to allow 0.6 ft. from the required 5 ft. north side setback for a swimming pool screen enclosure; and 2.) Section 62-1446(d)(3)(a) to allow 0.5 ft. from the required 7.5 ft. south side setback for a principal structure in a PUD (Planned Unit Development) zoning classification. This request represents the applicants' request to legitimize an existing swimming pool screen enclosure and an existing single-family residence. The applicant states that the pool screen enclosure was built by the pool enclosure company, and that Easement "B" was vacated where the screen enclosure encroaches into the easement. The applicants also state the single-family home was approved and built in the existing location. The first request equates to a 12% deviation of what the code allows. The second request equates to a 7% deviation of what the code allows. There is no variance approved to pool screen enclosure setback requirements or the principal structure setback requirements 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 7/08/24.