



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

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, September 17, 2025

DATE: August 5, 2025

DISTRICT 3

(25V00043) Susan M. and Peter Barrett Dearnley request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1405 to allow 2.5 ft. from a 7.5 ft. side setback in a TRC-1 (Single-Family Mobile Home Cooperative) zoning classification. This request represents the applicants' request to legitimize the existing primary structure and attachments. The applicants state that the home was installed in 1988 and was placed in a manner that the eastern side encroached into the 7.5 ft. setback by 2.5 ft. This request equates to a 33% deviation to what the code allows. There are no variances approved for a principal structure side setback requirements in the immediate area. There are no active 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 on the survey provided by the applicant with a signed date of March 18, 2025.