



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 2

(25V00021) Matthew and Svetlana Nelson request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1340 (5)(b) to allow 14 ft. from the required 15 ft. (side street) setback for an accessory structure in an RU-1-11 (Single-Family Residential) zoning classification. This request represents the applicants' request to construct a carport on the south side of the principal structure, which is on a corner lot. The applicants state that they were unaware of the additional corner lot setback requirements until the building permit, 23BC12989, was reviewed by Zoning staff. The request equates to a 93.4% deviation to what the code allows. There is one variance approved, 20PZ00087, for 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 04/25/2025.