



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, August 20, 2025

DATE: July 28, 2025

DISTRICT 1

(25V00035) Brian J. Lewis and Christa Obermayer-Lewis request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1334(5)(b) to allow an accessory structure forward of the front building line of the principal structure in an AU (Agricultural Residential) zoning classification. The request represents the applicants' request to legitimize an existing accessory structure (carport) in front of their principal structure. The applicants state that they purchased the home in February 2023 and the structure was already in place. Per aerial views from the Brevard County Property Appraisers Office, it appears to have been in place since 2020. There are no variances approved to have an accessory structure located in front of the principal structure in the immediate area. There are no code enforcement actions pending with 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 date of 01/09/2025.