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October 18, 2025

Brevard County Planning and Zoning Department
2725 Judge Fran Jamieson Way, Building A
Viera, FL 32940

Subject: Variance Request for Parcel ID: 24-35-11-01-14-12

Dear Members of the Planning and Zoning Board,

My name is **Luke Gell**, and I am the owner of the vacant lot located on **Oneida Street** in **The Groves** subdivision. I am respectfully requesting a variance to allow for the construction of a single-family home on my property.

My wife **Lauren** and I plan to build a modest, well-designed home where we can raise our family and become long-term residents of the neighborhood. We take pride in our work and our community—I operate a family-owned pool construction company here in Brevard County, and my wife is a nurse. Our goal is to create a quiet, attractive home that fits in with the surrounding properties and contributes positively to the neighborhood.

We sincerely hope the Board will consider this request favorably. Granting this variance would allow us to make meaningful use of our property while preserving the character and values of the community.

Thank you very much for your time and consideration. Please feel free to contact me at **321-258-1950** if you have any questions or need additional information.

Respectfully submitted,

Luke Gell



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