



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, April 16, 2025

DATE: March 24, 2025

DISTRICT 1

(25V00009) Christopher V. and Susan E. Tidball (Kimberly Rezanka, Lacey Lyons Rezanka) request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1339 to allow 6.5 ft. from the required 15.0 ft. side street setback for an accessory structure (detached garage) in an EU (Estate Use Residential) zoning classification. This request represents the applicant's request to legitimize an existing accessory structure (garage). The applicants state the garage was in this configuration when they purchase the property on June 09, 2020. They also state the garage was built by a previous owner and has been in this configuration since 1998. This request equates to a 43% deviation to what the code allows. There are no variances approved for accessory structure setbacks 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 revision date of 02/03/2025.