



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, January 14, 2026

DATE: December 29, 2025

DISTRICT 2

(25V00075) Steven and Jeri Snyder (Stacy Torres) request a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-2100.5(d) to allow 868 sq. ft. over the maximum allowed (1,576 sq. ft.) for an accessory structure in an EU (Estate Use Residential) zoning classification. This request represents the applicants' request to build a 2,444 sq. ft. accessory building. The applicants state his property is over a 1.22 acre in size and that they could build up to four accessory structures on the parcel. They also state that building a single accessory structure instead of multiple detached structures will allow for better water retention and management for their neighbors. This request equates to an 55% deviation of what the code allows. There is one variance approved to the accessory structure size requirements in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves this variance, it may want to limit its approval as depicted on the survey with a revision date of 11/07/25.