



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, October 15, 2025

DATE: September 4, 2025

DISTRICT 4

(25V00055) Paul and Cheryl Pearson request four variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2105(b) 6.1 ft. from the south 10 ft. breezeway requirement for a river front parcel; 2.) Section 62-1371(5)(c)(3) to allow 1.6 ft. from the required 10 ft. side (north) setback for a principal structure; 3.) Section 62-1371(5)(c)(3) to allow 6.1 ft. from the required 10 ft. side (south) setback for a principal structure; and 4.) Section 62-1371(5)(c)(3) to allow 2.2 ft. from the required 10 ft. side (south) setback for a second principal structure in an RU-2-6 (Low-density multiple-family residential) zoning classification, the parcel is currently zoned RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicants' request to legitimize the existing structures on the parcel in order to rezone the property to Low-Density Multiple-Family zoning and be able to convert the existing garage to three apartments. The applicants state that the existing structures were built by a previous owner and were in this location when they purchased the property. The first request equates to a 61% deviation to what the code allows. The second request equates to a 16% deviation to what the code allows. The third request equates to a 61% deviation to what the code allows. The fourth request equates to an 22% deviation to what the code allows. There are no variances approved to the breezeway setback requirements or the principal setback requirements for a multi-family zoned parcel in the immediate area. There is no code enforcement action pending with the Brevard County Planning & 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 8/27/2025.