



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 5, 2025

### DISTRICT 5

**(24V00049) Aubri Lucille Williamson** requests variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1372(5)(c)(1) to allow 8.2 ft. from the required 25 ft. front setback for a principal structure; and 2) Section 62-1372(5)(c)(2) to allow 0.2 ft. from the required 20 ft. rear setback for a principal structure in a RU-2-10 (Medium-Density Multiple-Family Residential) zoning classification, the property is currently zoned RU-1-9 (Single-Family Residential) zoning classification, with a pending rezoning application (24Z00052) to RU-2-10. This request represents the applicants' request to legitimize the principal structure (single-family residence) to rezone the parcel to RU-2-10. The applicant states that the single-family residence was in this configuration when she purchased the property on July 14, 2023, and the single-family residence was built by a previous owner. The first request equates to an 33% deviation of what code allows. The second request equates to 0.01% deviation of what code allows. There are no approved variances to the setback requirements for a primary structure in the immediate area. There is no code enforcement action pending with the 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 01/21/2025.