



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, November 19, 2025

DATE: September 16, 2025

DISTRICT 1

(25V00047) Thomas Dahn requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-1334(5)b to allow 8.1 ft. from the required 15 ft. rear setback for an existing accessory structure in an AU (Agricultural Residential) zoning classification, the parcel is currently zoning RR-1 (Rural Residential) zoning classification. This request represents the applicant's request to legitimize an existing 776 sq. ft. accessory structure (garage) to rezone the parcel from RR-1 to AU. The applicant states that the accessory structure was built by a previous owner and has been in this location and configuration since 1989. This request equates to a 67% deviation to what the code allows. There are no variances approved to accessory setbacks requirements 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 6/30/2025.