



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 1

(25V00053) Lori Todd requests two variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1336(5)(b) to allow 5 ft. from the required 15 ft. side setback for an existing accessory structure and a new accessory structure; and 2.) Section 62-1336(5)(b) to allow an existing accessory structure and a proposed accessory structure to be located in front of the front building line of the principal building in an RR-1 (Rural Residential) zoning classification. This request represents the applicant's request to legitimize an existing accessory building (shed) and build a 1,200 sq. ft. accessory structure. The applicant states that the location of the existing accessory structure and the proposed accessory structure will be on higher ground and will prevent flooding of the accessory structures. The applicant also states this location would prevent removal of specimen trees and other location is prohibited due to the location of the septic system. The first request equates to a 33% deviation to what the code allows. There are no variances approved to the setback requirements and accessory location requirement 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 6/10/2025.