



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 5

(25V00074) Dewey De Foe requests a variance of Chapter 62, Article VI, Brevard County Code as follows; Section 62-2100.5(d) to allow 941 sq. ft. over the maximum allowed (749 sq. ft.) for an accessory structure in an RU-1-7 (Single-Family Residential) zoning classification. This request represents the applicants' request to build a 1,690 sq. ft. accessory building. The applicant states his property is over a one half-acre in size and that the size of the existing house is limiting the size an accessory structure can be. The applicant also states that the existing house was built by the previous owner. This request equates to an 80% 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 11/26/25.