



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, Interim Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, May 21, 2025

DATE: April 08, 2025

DISTRICT 2

(25V00015) Erin L. Coris and Matthew W. Coris request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2100.5(1)(d) to allow 411 sq. ft. over the 50% of living area (2,149 sq. ft.) for an accessory structure in an EU (Estate Use Residential) zoning classification. This request represents the applicants request to build a proposed accessory structure (detached garage) over the maximum sq. ft. allowed. The applicants state that the size planned is the minimum needed for their RV, boat and family cars. The applicants have applied for a building permit (25BC03896) for the accessory structure. This request equates to a 19% deviation to what the code allows. There are no variances approved to the accessory structure size requirements in the immediate area. There are no code enforcement actions pending with 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 survey date of 04/01/2025.