



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

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: October 20, 2025

DISTRICT 1

(25V00058) Michael Gordon Lewis requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1402(5)a to allow 1.9 ft. from the required 7.5 ft. side (east) setback for a primary structure in a TR-1 (Single-Family Mobile Home) zoning classification. This request represents the applicant's request to legitimize an existing Mobile Home to finalize the building permit (25BC13635) for the installation of the Mobile Home. The applicant states the Mobile Home was setup in the wrong location on the lot and states the Mobile Home contractor is no longer in business to move the Mobile Home. This request equates to a 25% deviation to what the code allows. There is one variance approved to the setback requirements for a primary structure the immediate area. There is a code enforcement action (25CE-01026) 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 revision date of 8/25/2025.