



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, March 19, 2025

DATE: February 6, 2025

DISTRICT 1

(25V00005) Daniel T. Harrison (Theresa Livasy) request a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1403(5)(b) to allow 4 ft. from the required 10-ft. side (north) setback for an accessory structure in a TR-2 (Single-Family Mobile Home) zoning classification. This request represents the applicant's request to legitimize an existing accessory structure. The applicants state that the accessory structure (shed) was built by a previous owner and was in its current location when they inherited the property in July 2018. This request equates to a 40% deviation to what the code allows. Staff cannot find any building permits applied for the accessory structure. There are no variances approved to the accessory structure setback 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 revision date of 10/30/2024.