



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, February 19, 2025

DATE: January 8, 2025

DISTRICT 1

(24V00052) Marc T. Dobson and Maia M. Dobson request a variance of Chapter 62, Article VI, Brevard County Code as follows, 1.) Section 62-1336(5)(b) to allow 4.5 ft. from the 15 ft. southeast side setback for an accessory structure (RV carport) in an RR-1 (Rural Residential) zoning classification. This request represents the applicants' request to legitimize an existing accessory structure (RV carport) built without building permit. The applicants state that the accessory structure was built by a previous owner and the accessory structure was in this location when they purchased the property on March 22, 2024. This request equates to an 30% deviation to what the code allows. There is no building permit applied for the accessory structure (RV carport). There are no variances approved to the accessory setback requirements in the immediate area. There is a code enforcement action (24CE-01739) pending with the 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 12/20/2024.