

Formal Letter to the Brevard County Board of Adjustment

James and Darlene Seward

1770 E Riviera Dr.
Merritt Island, FL 32952

Date: March 5, 2026

Brevard County Board of Adjustment

2725 Judge Fran Jamieson Way
Viera, FL 32940

RE: Variance Requests for 1775 E Riviera Dr., Merritt Island, FL

Applicants: Elevation Renovation LLC

To Whom It May Concern:

We, **James and Darlene Seward**, are the owners of the adjacent property located at **1770 E Riviera Dr., Merritt Island, FL**. We are writing to formally state our position regarding the two variance requests submitted for the property at **1775 E Riviera Dr.**

1. Rear Setback Variance (20' to 11') - Support

We support this request. The proposed reduction of the rear setback does not negatively affect our property, our view corridor, or the overall character of the neighborhood.

2. North Side Setback Variance (7.5' to 7.2') - Support

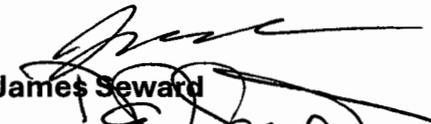
We also support this request. The reduction of **0.3 feet**, resulting in a **7.2-foot side setback**, is minimal and does not create any adverse impact on our property. We support the variance as submitted.

Roof Overhang Clarification

We understand and acknowledge that **no additions or expansions to the building footprint or roof area will occur** as part of this project. We further note that the **roof overhang must remain 3-5 feet from the property line**, consistent with applicable code requirements, independent of the structural setback.

We appreciate the opportunity to provide our input and respectfully request that this letter be included in the record for the variance public hearing.

Sincerely,



James Seward



Darlene Seward

Owners, 1770 E Riviera Dr.
Merritt Island, FL 32952