



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, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, November 19, 2025

DATE: October 22, 2025

DISTRICT 5

(25V00067) John H. McLeod (Stacey Rosborough) requests a variance of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-2100.5(1)(d) to allow 247 sq. ft. over the maximum size allowed (827 sq. ft.) for an accessory structure in an SR (Suburban Residential) zoning classification the parcel is currently zoned GU. This request represents the applicant's request to legitimize an existing 1,074 sq. ft. accessory structure (garage) to rezone the parcel from GU to SR. The applicant states that the accessory structure was built by a contractor and has been in this configuration and location for over 20 years. This request equates to a 30% deviation to what the code allows. There are no variances approved to accessory size requirements in the immediate area. There is no code enforcement action 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 date of 7/22/2025.