

## Board of Adjustment Agenda

Wednesday, November 17, 2021, at 1:30 p.m.

Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor,  
Viera, Florida

### Approval of October 20, 2021 Minutes

The following application was tabled on the October 20, 2021 Board of Adjustment meeting.

1. **(21PZ00064) Jonathan Daniel Ames & Heidi Reichle Hollowell** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3) to permit a variance of 2.8 feet over the 13.3 foot projection (20% of the width of the waterway) permitted for a boat dock, in an RU-1-13 (Single Family Residential) zoning classification, on 0.22 acres, located on the south side of Central Avenue approximately 0.21 miles east of Banana River Drive (1745 Central Avenue, Merritt Island) (Tax Account 2431910) (District 2)

**Board of Adjustment Action:** McCann/Bovell-Approved as depicted on the survey submitted by the applicants. The vote passed 3:2 with Rhodes and Huffman voting nay.

2. **(21PZ00065) Kruse Family Revocable Trust (Integrity Marine Construction)** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3) to permit a variance of 1.7 feet over the 15.0 foot projection (20% of the width of the waterway) permitted for a boat dock, in an RU-1-11 (Single Family Residential) zoning classification, on 0.19 acres, located on the north side of Neptune Drive approximately 268 feet east of north Banana River Drive (1630 Neptune Drive, Merritt Island) (Tax Account 2432708) (District 2)

**Board of Adjustment Action:** McCann/Bovell-Approved as depicted on the survey submitted by the applicants. The vote passed 3:2 with Rhodes and Huffman voting nay.

3. **(21PZ00066) Carl L. & Marjorie L. Peters (Micah Loyd)** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3) to permit a variance of 0.3 feet over the 13.3 foot projection (20% of the width of the waterway) permitted for a boat dock, in an EU (Estate Use Residential) zoning classification, on 0.37 acres, located on the south side of River Moorings Drive, approximately 408 feet west of Seminole Trail (485 River Moorings Drive, Merritt Island) (Tax Account 2319340) (District 2)

**Board of Adjustment Action:** McCann/Huffman-Approved as depicted on the survey submitted by the applicants. The vote was unanimous.

4. **(21PZ00067) Dennis A. Drozd & Angela A. Cushing** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1401(5)(b) to permit a variance to allow an accessory structure (pump house) to be located forward of the front building line of the principle structure, in an RRMH-1 (Rural Residential Mobile Home) zoning classification, on 1.12 acres, located on the west side of US Hwy 1, approximately 200 feet south of northern county line. (6786 US Hwy 1, Mims) (Tax Account 2003110) (District 1)

**Board of Adjustment Action:** Higgins/Bovell-Approved as depicted on the survey submitted by the applicants. The vote was unanimous.

**The following application will need to be tabled by the Board of Adjustment.**

- 5. (21PZ00068) Dependable Moving & Warehouse Storage, LLC** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1371(4)(b), to permit a variance of 50.0 feet from the 75.0 foot minimum lot width required, in an RU-2-4 (Low-Density Multi-Family Residential) zoning classification, the parcel is currently zoned PIP (Planned Industrial Park), on 3.83 acres, located on the west side of North Courtenay Parkway, approximately 425 feet south of Dural Street (3265 North Courtenay Parkway, Merritt Island) (Tax Account 2411625) (District 2)

**Board of Adjustment Action:** Higgins/McCann-Tabled to December 15, 2021 Board of Adjustment meeting. The vote was unanimous.

- 6. (21PZ00069) Stephen R. & Paula B. Darby** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2100.5(1)(d) to permit a variance of 78.0 square feet over the 1,405.5 square feet (50% of the living area of the principal structure) allowed for an accessory structure, in a GU (General Use) zoning classification, on 1.15 acres, located on the southeast corner of Atlanta Street and Alan Shepard Avenue (4685 Alan Shepard Avenue, Cocoa) (Tax Account 2400910) (District 1)

**Board of Adjustment Action:** Huffman/Bovell-Approved as depicted on the survey submitted by the applicants. The vote was unanimous.

- 7. (21PZ00070) Professional Generator Services, LLC** requests variances of Chapter 62, Article VI, Brevard County Code, 1) Section 62-2109(c) to permit a variance of 2.0 feet over the 4.0 foot height requirement for a fence located in the front setback; 2) Section 62-2109(c) to permit a variance of 2.0 feet over the 4.0 foot height requirement for a fence located in the side street setback; 3) Section 62-2109(c) to permit a variance of 2.5 feet over the 3.5 foot height requirement for a fence located in the sight triangle of an intersection; 4) Section 62-2109(c) to permit a variance of 2.0 feet over the 4.0 foot height requirement for a fence located on a double frontage lot within the setback, in a BU-2 (Retail, Warehousing & Wholesale Commercial) zoning classification, on 0.31 acres, located on the northwest corner of Hwy US 1 and Jefferson Street (2412 Hwy US 1, Mims) (Tax Account 2103764) (District 1)

**Board of Adjustment Action:** McCann/Bovell-Approved as depicted on the survey submitted by the applicants. The vote was unanimous

- 8. (21PZ00071) Michael A. & Sheila R. Bullock** request variances of Chapter 62, Article VI, Brevard County Code, 1) Section 62-1406(7)(c)(2) to permit a variance of 1.3 feet from the required 5.0 foot side setback, 2) Section 62-1406(7)(c)(3) to permit a variance of 6.3 feet from the required 10.0 foot rear setback, in an RVP (Recreational Vehicle Park) zoning classification, on 0.04 acres, located on the south side of Plantation Drive approximately 600 feet southeast of Greenwig Trail. (172 Plantation Drive, Titusville) (Tax Account 2301083) (District 1)

**Board of Adjustment Action:** McCann/Bovell-Approved as depicted on the survey submitted by the applicants. The vote was unanimous

Pursuant to the Florida Rules of Appellate Procedure, any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment may, within thirty (30) days after the date the order is signed, apply to a court of competent jurisdiction for appropriate relief. Speakers must provide their names and addresses for the public record.