

Board of Adjustment Agenda

Wednesday, September 20, 2023, at 1:30 p.m.

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

Approval of August 16, 2023, Minutes

1. **(23V00028) Barry Moyer** requests a variance of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(5)(a), to permit a variance to allow a swimming pool to be located forward of the front building line of the principal structure; 2.) Section 62-1372(5)(a), to permit an accessory structure to be located forward of the front building line of the principal structure, in an RU-2-10 (Medium Density Multi-Family Residential) zoning classification. The property is 0.57 acres, located on the north side of E. Coral Way, approx. 375 ft. west of Hwy. A1A (108 E. Coral Way, Indialantic) (Tax Account 2716288) (District 5)

BOA ACTION: Huffman/Mallard – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

2. **(23V00029) K. Gene Harris** (Stuart Buchanan) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2123(b), to permit a variance of 9 ft. from the required 20-ft. setback for a swimming pool on a major natural waterbody, in an RU-1-13 (Single-Family Residential) zoning classification. The property is 0.31 acres, located on the southwest terminus of West Bay Dr., approx. 870 ft. west of Bay Shore Dr. (95 West Bay Dr., Cocoa Beach) (Tax Account 2519416) (District 2)

BOA ACTION: McCann/Thomas – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

3. **(23V00030) Angelica and Christopher Long-Alleyne** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1336(4), to permit a variance of .04 acre from the minimum 1 acre lot size in an RR-1 (Rural Residential) zoning classification; 2.) Section 62-1336(4), to permit a variance of 20 ft. from the required 125-ft. lot width required in the RR-1 zoning classification. The property is currently zoned RU-1-13 (Single-Family Residential). The property is 0.96 acres, located on the north side of Hield Rd., approx. 720 ft. west of Minton Rd. (3120 Hield Rd., Melbourne) (Tax Account 2806104) (District 5)

BOA ACTION: Thomas/Mallard – Continued to the October 18, 2023, meeting at the request of the applicant. The vote was unanimous.

4. **(23V00031) William A. Jackson Revocable Trust** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2109(c), to permit a variance of 2 ft. over the maximum 4 ft. allowed for a fence within the front setback, in an EU-2 (Estate Use Residential) zoning classification. The property is 1.91 acres, located on the west side of N. Riverside Dr., approx. 0.33 mile north of W. Coral Way. (3500 N. Riverside Dr., Indialantic) (Tax Account 2716595) (District 5)

BOA ACTION: Huffman/Mallard – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

5. **(23V00032) Marian Lynn Allred** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) 0.66 ft. from the required 7.5-ft. side (south) setback for an accessory structure; 2.) 0.15 ft. from the required 5-ft. separation distance for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 1.14 acres, located on the west side of Newfound Harbor Dr., approx. 140 ft. north of Harbor Pines Dr. (915 Newfound Harbor Dr., Merritt Island) (Tax Account 2514500) (District 2)

BOA ACTION: McCann/Thomas – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

6. **(23V00027) Stacy L. Goforth and Lawrence I. Munro** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2118(d)(2), to permit a variance of 7.5 ft. from the required 7.5-ft. side (east) setback for a boat dock; 2.) Section 62-2118(d)(2), to permit a variance of 7.5 ft. from the required 7.5-ft. side (west) setback for a boat dock, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.21 acres, located on the southeast corner of Ursa Ave. and Diana Blvd. (305 Ursa Ave., Merritt Island) (Tax Account 2417446) (District 2) This item was continued from the 08/16/23 meeting.

BOA ACTION: McCann/Mallard – Continued to the October 18, 2023, meeting for re-advertisement. 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.