

## **Board of Adjustment**

The Board of Adjustment met in regular session on **Wednesday, May 21, 2025**, at **1:30 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 1:30 p.m.

Board members present were Sonya Mallard (D1-Chair), Jennifer Clements (D2) Bruce Moia (D2-Alternate), Stephen Holmberg (D3-Vice Chair), and Bill Huffman (D5).

Staff members present were Greg Hughes, Assistant County Attorney; Trina Gilliam, Zoning Manager, Paul Body, Planner; Kristen Champion, Planner; and Jordan Sagosz, Operations Support Specialist.

### **Approval of the April 16, 2025, BOA Minutes**

Motion by Bill Huffman, seconded by Stephen Holmberg, to approve the BOA minutes of April 16, 2025. The motion passed unanimously.

### **Item H.1. Sunny & Surf, LLC (Marc-Andre Lalonde) requests two variances of Chapter 62, Article VI, Brevard County Code for a principal structure and accessory structure in an RU-2-15 zoning classification. (25V00012) (Tax Account 2520285) (District 2)**

Paul Body read the item into the record.

Marc-Andre Lalonde spoke to the application. He said they were seeking variances to accomplish two things. They want to keep the existing 1950s structure. They're current zoning allows them to build up to five residences, but they don't want to do that. They just want the option to add a second dwelling and keep the existing structure which has a resident living in it.

Bill Huffman asked if the variance was for limiting the side setback.

Mr. Lalonde said there are two variance requests. He explained the shed in the back was built 40-50 years ago and it's close to the property line. The second one is for the existing building, and it does not meet setbacks. We want to keep that building intact.

Mr. Huffman asked how Lot 23 comes into play.

Mr. Lalonde explained this property consists of three nonconforming lots. Lot 23 will become a separate parcel, and we could build a single-family home on it with the current setbacks of today.

Mr. Huffman asked if they were planning to stay within the setbacks on Lot 23. It's just that the existing structures are too close to the property lines.

Mr. Lalonde said that's correct.

Mr. Huffman asked if it would be the same owner and if the lots being consolidated into one parcel. He asked if they would sell the parcel.

Mr. Lalonde said right now it is one parcel, we're trying to create two parcels. We want to build on it, not sell it.

Stephen Holmberg asked if they were changing the zoning.

Mr. Lalonde said no, we just want the variances.

No public comment.

Motion to approve the Item H.1. by Jennifer Clements, seconded by Stephen Holmberg. The motion passed unanimously 4:0.

County Attorney Gregory Hughes clarified that while five people are sitting on the board today, only four are voting.

**Item H.2. Allen B. Angy and Barbara C. Angy Family Trust request two variances of Chapter 62, Article VI, Brevard County Code for a principal structure and a swimming pool in an RU-1-11 zoning classification. (25V00014) (Tax Accounts 2608503) (District 4)**

Paul Body read the item into the record.

Allen Angy spoke to the application. He stated the reason for his variance request is because Hurricane Milton tore off part of the carport roof. He explained the house was built in 1957 and he's lived there since. He found out he needed two variances, one for the deck of his swimming pool and the concrete slab part of the carport. They are both too close to the fence line.

Sonya Mallard clarified the requests. She asked if he wants to repair the carport.

Mr. Angy said he just wants to repair the roof.

Ms. Mallard said the second request is to legitimize the swimming pool because it's too close to the fence line.

Mr. Angy said just the deck is too close.

Paul Body clarified that the variance is for the swimming pool structure itself. It does not meet the side street setback. He said it's not for the deck, we don't regulate the deck.

Ms. Mallard then clarified it's to legitimize the swimming pool.

Mr. Angy said both the pool and the carport were built in the late 60s and early 70s.

Ms. Mallard said so the first request equates a 53% deviation from what the code allows, and the second request equates a 77% deviation.

Mr. Huffman said it says here you're a World War II veteran, thank you for your service.

Mr. Angy said thank you.

No public comment.

Motion to approve Item H.2. by Bill Huffman, seconded by Jennifer Clements. The motion passed unanimously 4:0.

**Item H.3. Erin L. Coris and Matthew W. Coris request a variance of Chapter 62, Article VI, Brevard County Code for an accessory structure in an EU zoning classification. (25V00015) (Tax Account 2511208) (District 2)**

Paul Body read the item into the record.

Matthew Coris spoke to the application. He stated they were looking for a variance to allow them to build an accessory structure that is 411 sq. ft. over the allowable size. He said they want to build a garage that will house an RV and boat. He explained the property is a T-shaped lot that was originally two lots but was sold as one lot. It has entry from one street and exit from another. We're trying to build a secondary garage and be able to leave from the side because it's hard to get an RV or boat trailer around the corner. The size of the garage comes from the size of the boat and the RV.

Ms. Clements asked where in the T-shaped lot is the garage going.

Mr. Coris stated it will be in the southwest corner.

Ms. Clements asked where the access would be.

Mr. Coris said the property has entrance through 2087 Rockledge Dr. and exit through McIver and the access would be from McIver. He explained the primary structure is 2087 Rockledge Dr. The secondary structure would be on McIver.

Ms. Clements asked if it would be a two-story structure.

Mr. Coris stated it's a one-story structure but it's tall.

Ms. Clements asked what the square footage would be on the structure, if it was 411 sq. ft.

Mr. Coris said it's 411 sq. ft. over the requirement. We're asking to build 2,560 sq. ft.

Ms. Clements said she's assuming power and water would be there and if any apartment living would be there.

Mr. Coris said yes there would be power and water, but no apartment living.

Mr. Huffman said the survey was confusing. He asked for clarification on which one was the primary structure and what the other structure was.

Mr. Coris clarified that was the proposed structure.

Mr. Huffman asked if the new structure would be meeting setbacks.

Mr. Coris said yes, it would be.

No public comment

Mr. Body said he wanted to address the board. He said the survey that was provided does not meet the 10 ft. setback on one side. He said that the survey that was provided for the building permit does

meet the setbacks. He said it needs to be clarified the variance can be approved as requested by the applicant.

Motion to approve Item H.3. by Jennifer Clements, seconded by Stephen Holmberg. The motion passed unanimously 4:0.

The meeting was adjourned at 2:01 p.m.