

Board of Adjustment Agenda

Wednesday, April 17, 2019, at 1:30 p.m.

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

1. **(19PZ00030) HOME DEPOT U.S.A., INC.** – requests variances of Chapter 62, Article IX, Brevard County Code, as follows: 1.) Section 62-3316(b)(5), to permit a variance of 18.66 feet over the 20-foot maximum height limit for a freestanding sign; 2.) Section 62-3316(b)(2), to permit a variance of 232.5 square feet over the 150 square-foot maximum allowable sign surface for a freestanding sign; 3.) Section 62-3316(b)(2), to permit a variance of 82.5 square feet over the 300 square-foot maximum freestanding aggregate sign surface, in a BU-1 (General Retail Commercial) zoning classification, on 9.37 acres, located on the east side of North Courtenay Parkway, approximately 340 feet north of State Road 520. (200 North Courtenay Parkway, Merritt Island) (District 2)

Board of Adjustment Action: Hartman/Higgins – Approved. The vote was unanimous.

2. **(19PZ00031) SHELDON D. AND JUDITH A. STEVENS** – request a variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2123(b), to permit a variance of 3 ft. from the required 20-foot setback for a swimming pool on a major natural water body; 2.) Section 62-2123(b), to permit a variance of 8 feet from the required 20-foot setback for a swimming pool screen enclosure on a major natural water body, in an RU-1-13 (Single-Family Residential) zoning classification, on 0.25 acres, located on the south side of West Bay Drive, approximately 30 feet west of Bay Shore Drive (110 West Bay Drive, Cocoa Beach) (District 2)

Board of Adjustment Action: Hartman/Higgins – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

3. **(19PZ00036) HENRY G. (III) AND MARIA A. PEEBLES** – request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(a), to permit a variance of 4 feet from the required 20-foot rear setback for a principal structure; 2.) Section 62-2123, to permit a variance of 0.5 feet from the required 5-foot rear setback for a swimming pool screen enclosure, in an RU-1-11 (Single-Family Residential) zoning classification, on 0.19 acres, located on the south side of Aruba Court, approximately 0.19 mile west of Jolly Roger Drive (452 Aruba Court, Satellite Beach) (District 4)

Board of Adjustment Action: Higgins/Rhodes – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

4. **(19PZ00037) RIVERSIDE 218, LLC** (Jeff and Lauren VanWie) request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(5)(a), to permit a variance of 3 feet from the required 20-foot front setback for a principal structure, in an RU-1-9 (Single-Family Residential) zoning classification, on 0.22 acres, located on the north side of Riverside Avenue, approximately 0.05 mile north of Belair Avenue (520 Riverside Ave., Merritt Island) (District 2)

Board of Adjustment Action: Hartman/Higgins – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

5. **(19PZ00038) ROBERT D. & JACQUELINE R. SPINNING** – request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2109(a), to permit a variance of 2 feet over the maximum 6 foot allowed for fence height in an EU (Estate Use Residential) zoning classification, on 1 acre, located on the south side of Maemir Way, approximately 240 feet east of South Fiske Boulevard. (975 Maemir Way, Rockledge) (District 4)

Board of Adjustment Action: Bovell/Higgins – Approved as depicted on the survey provided by the applicant. The vote was 4:1, with Rhodes voting nay.

6. **(19PZ00039) DANIEL F. KOCH** – requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(a), to permit a variance of 10.3 feet from the required 20-foot rear setback for a principal structure, in an RU-1-11 (Single-Family Residential) zoning classification, on 0.17 acres, located on the south side of Davis Drive, approximately 0.10 mile east of North Banana River Drive (1675 Davis Drive, Merritt Island) (District 2)

Board of Adjustment Action: Higgins/Rhodes – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

7. **(19PZ00040) MICHAEL A. DOIG AND MELISSA JARAMILLO-DOIG** – request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3), to permit a variance of 0.8 feet over the 18-foot projection (20% of the width of the waterway) allowed for a dock, in an RU-1-13 (Single-Family Residential) zoning classification, on 0.24 acres, located on the north side of Hiawatha Way, approximately 0.18 mile west of Beverly Court (320 Hiawatha Way, Melbourne Beach) (District 3)

Board of Adjustment Action: Rhodes/Hartman – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

8. **(19PZ00042) MERRITT SQUARE REALTY, LLC; MERRITT SQUARE CH, LLC; AND MERRITT SQUARE NASSIM, LLC** – (Kristen Ferretti) – requests variances to Chapter 62, Article IX, Brevard County Code, Section 62-3316(b)(2), to permit a variance of 96 square feet over the permitted 2,630 square feet for a for a freestanding sign, in a BU-1 (General Retail Commercial) zoning classification, on 1.18 acres +/-, located on the south side of State Road 520, approximately 0.25 mile east of Plumosa Street. (777 East Merritt Island Causeway, Merritt Island) (District 2)

Board of Adjustment Action: Hartman/Rhodes – Approved. 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.