

Board of Adjustment Agenda

Wednesday, October 20, 2021, at 1:30 p.m.

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

Approval of September 22, 2021 Minutes

1. **(21PZ00057) Ranae Clark and Scott Hall** request variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1402(5)(c) to permit a variance of 1.5 feet from the required 7.5-foot rear setback for an accessory structure; 2) Section 62-1402(5)(c) to permit a variance of 2.6 feet from the required 7.5 foot side setback for an accessory structure; 3) Section 62-2100(5)(1)(d) to permit a variance of 79 square feet over the 600 square feet allowed for an accessory structure; 4) Section 62-1402(5)(c) to permit a variance of 1.0 foot from the required 5.0 foot minimum spacing between structures; 5) Section 62-1402(5)(a) to permit a variance of 2.0 feet from the required 25.0 foot front setback for a principle structure, in a TR-1 (Single Family Mobile Home) zoning classification , on 0.15 acres, located on the north side of Missleview Avenue, approximately 225 feet east of the intersection of Newfound Harbor Drive and Missleview Avenue. (1860 Missleview Avenue, Merritt Island) (Tax Account 2515143) (District 2)

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

2. **(21PZ00058) Brett Amidon (Jack A. Kirshenbaum, Esq.)** requests variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1334(5)(a) to permit a variance of 9.3 feet from the required 10.0 foot side (south) setback for a principal structure; 2) Section 62-1334(5)(a) to permit a variance of 14.2 feet from the required 25.0 foot side street setback for a principal structure; 3) Section 62-1334(5)(b) to permit a variance of 5.0 feet from the required 15.0 foot side street setback for an accessory structure, in an A-U (Agricultural Residential) zoning classification, on 0.18 acres, located on the southwest corner of Goldenrod Street and Victoria Street (105 Victoria Street, Merritt Island) (Tax Account 2501510) (District 2)

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

3. **(21PZ00060) Jeffrey J. Meyer & Della L. Adams-Meyer (Derek Ziade)** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1341(5)(a) to permit a variance of 2.0 feet from the required 7.5-foot west side setback for a principal structure, in an RU-1-9 (Single Family Residential) zoning classification, on 0.18 acres, located on the south side of Harris Boulevard, approximately 395 feet east of Palm Way. (126 Harris Boulevard, Indialantic) (Tax Account 2725945) (District 5)

Board of Adjustment Action: McCann/Higgins-Approved as depicted on the survey submitted by the applicants, with the condition that the accessory structure (wood shed) be moved to meet setbacks or removed. The vote was unanimous.

4. **(21PZ00061) Danny Peter & Elizabeth Ann Nooyen (Andrew Easler & Jennifer Altreche)** request variances from Chapter 62, Article VI, Brevard County Code, Section 62-1342(5)(a), to permit a variance of 7.0 feet from the required 20.0 foot rear setback for a principle structure, in a RU-1-13 (Single Family Residential) zoning classification, on 0.16 acres, located on the east side of South Orlando Avenue, approximately 70.0 feet north of the intersection of Indian Mound Court and South Orlando Avenue (1490 South Orlando Avenue, Cocoa Beach) (Tax Account 2519996) (District 2)

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

5. **(21PZ00063) David Robles** requests variances of Chapter 62, Article VI, Brevard County Code, 1) Section 62-1401(5)(b) to permit a variance to allow an accessory structure (garage) to be located forward of the front building line of the principle structure; 2) Section 62-1401(5)(b) to permit a variance to allow an accessory structure (shed) to be located forward of the front building line of the principle structure; 3) Section 62-2100.5(d) to permit a variance of 191 square feet over the 600 square feet allowed for an accessory structure; 4) Section 62-2100.5(1)(b) to permit a variance of 223 square feet over the total floor area of the principle structure allowed for all detached structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification, on 1.17 acres, located on the north side of Pine Needle Street, approximately 316 feet east of Hog Valley Road. (4784 Pine Needle Street, Mims) (Tax Account 2001290) (District 1)

Board of Adjustment Action: Higgins/Huffman-Approved variance numbers one, three and four as depicted on the survey submitted by the applicant. The vote was unanimous. Higgins/McCann-Approved variance number two as depicted on the survey submitted by the applicant. The vote passed 3:1 with Rhodes voting nay.

6. **(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: Huffman/McCann-Tabled to November 17, 2021 Board of Adjustment meeting. 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.