

Board of Adjustment Agenda

Wednesday, February 26, 2020, at 1:30 p.m.

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

Approval of January 22, 2020 Minutes

1. **(19PZ00157) Ronald and Iva Szott** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(b), to permit a variance of 7.5 feet from the required 7.5-foot side (east) setback for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification on 0.33 acres, located on the southwest side of Molaki Drive, approximately 210 feet south of Mikado Drive (1025 Molaki Drive, Merritt Island) (Tax Account 2419342) (District 2)

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

2. **(19PZ00160) Ivan Rodriguez (John Campbell)** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(b), to permit a variance of 6.5 feet from the required 7.5-foot side (south) setback for an accessory structure; 2.) Section 62-1340(5)(b), to permit a variance of 2 feet from the required 5-foot separation distance for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification on 0.20 acres, located on the east side of North Montego Bay Drive, approximately 300 feet north of Becora Avenue (1100 North Montego Bay Drive, Merritt Island) (Tax Account 2417350) (District 2)

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

3. **(20PZ00002) BailOut Properties, Incorporated**, requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(5)(c)(3), to permit a variance of 2 feet from the required 7.5-foot side (south) setback; 2.) Section 62-1102, to permit a variance of 24 feet from the 25-foot rear setback required for a double frontage lot; 3.) Section 62-1372(4)(a), to permit a variance of 3,144 square feet from the required 7,500 square foot minimum lot size; 4.) Section 62-1372(4)(b), to permit a variance of 18.26 feet from the required 75-foot minimum lot width, in an RU-2-15 (Medium Density Multi-Family Residential) zoning classification on 0.10 acres, located on the east side of Ridgewood Avenue, approximately 120 feet south of Arthur Avenue (6412 Ridgewood Avenue, Cocoa Beach) (Tax Account 2436792) (District 2)

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

4. **(20PZ00003) Ronald Dewitt Hutcheson and Harriet Sheila Hutcheson Revocable Trust** (Gene Loyd) request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(5)(b), to permit a variance to allow two accessory structures to be located forward of the front line of the principal structure, in an AU (Agricultural Residential) zoning classification on 1.46 acres, located on the north side of Grantline Road, approximately 510 feet west of U.S. Highway 1. (3860 Grantline Road, Mims) (Tax Account 2001933) (District 1)

Board of Adjustment Action: Higgins/Bovell – Denied. The vote was 3:2, with Hartman and Young voting nay.

5. **(20PZ00004) John J. IV, and Jennifer E. O’Neill** (Joe Reese) 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 16-foot projection (20% the width of the waterway) for a boat dock, in an EU (Estate Use Residential) zoning classification on 0.38 acres, located on the northerly side of Malibu Lane, approximately 0.23 miles northeasterly of North Riverside Drive. (810 Malibu Lane, Indialantic) (Tax Account 2725519) (District 5)

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

6. **(20PZ00005) Rob Reynolds** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1341(5)(a), to permit a variance of 6 feet from the required 20-foot rear setback for a principal structure, in an RU-1-9 (Single-Family Residential) zoning classification on 0.72 acres, located on the southwest corner of Maine Street and Miami Avenue (2100 Maine Street, Melbourne) (Tax Account 2801224) (District 5)

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

7. **(20PZ00008) Doug Webster** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(b), to permit a variance of 6.2 feet from the required 7.5-foot side (west) setback for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification on 0.20 acres, located on the south side of Jacala Drive, approximately 500 feet east of North Montego Bay Drive (280 Jacala Drive, Merritt Island) (Tax Account 2417333) (District 2)

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

8. **(20PZ00011) Canaveral Port Authority** (Robbyn Spratt) request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2109(c), to permit a variance of 2 feet over the 4-foot height limitation for a fence within the front setback, in a PUD (Planned Unit Development) zoning classification on 0.58 acres, located on the south side of Hall Road, approximately 600 feet east of Judith Avenue (No assigned address. In the Merritt Island area.) (Tax Account 2410377) (District 2)

Board of Adjustment Action: Hartman/Bovell – Approved as depicted on the survey provided by the applicant. 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.