

Board of Adjustment Agenda

Wednesday, April 20, 2022, at 1:30 p.m.

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

Approval of February 16, 2022 Minutes

1. **(21PZ00097) Tyler Hobbs** (David Murphy) requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1305(5)(a), to permit a variance of 3 feet from the required 20-foot front setback for a principal structure, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.31 acres, located on the east side of Old Dixie Hwy., approx. 100 ft. south of Irwin Ave, Mims. (3485 Old Dixie Hwy., Mims) (Tax Account 2102111) (District 1)

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

2. **(22PZ00004) Robbi J. Rochon** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1402(5)(a), to permit a variance of 1.7 feet from the required 25-foot front setback for a principal structure, in a TR-1 (Single-Family Mobile Home) zoning classification. The property is 0.36 acres, located at the northwest terminus of Cambridge Dr. (4919 Cambridge Dr., Mims) (Tax Account 2110465) (District 1)

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

3. **(22PZ00006) Bryan W. and Tara D. Massey** request variances from Chapter 62, Article VI, Brevard County Code, Section 62-1372(5)(a), as follows: 1.) to permit a variance of 7.5 ft. from the required 7.5-ft. side setback for an accessory structure; 2.) 4 ft. from the required 7.5-ft. rear setback for an accessory structure; 3.) 3.4 ft. from the required 7.5-ft side setback for an accessory structure; 4.) 5.4 ft. from the required 7.5-ft. rear setback for an accessory structure; 5.) Section 62-2100.5(1)(a), to permit a variance to allow two accessory structures to be located on a lot under 7,500 sq. ft, in an RU-2-15 (Multi-Family Residential) zoning classification. The property is 0.15 acres, located on the south side of N. Azure Lane, approx. 70 ft. east of Ridgewood Ave. (305 N. Azure Lane, Cocoa Beach) (Tax Account 2436924) (District 2)

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

4. **(22PZ00007) Lock It Storage, LLC** (Glenn T. Sundin) requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1482(5)a.4.b., to permit a variance of 1-ft. from the required 5-ft. side setback for a single-family residential structure in a BU-1 (General Retail Commercial) zoning classification. The property is 1.66 acres, located on the west side of U.S. Hwy. 1, approx. 480 ft. south of Anderson Way. (6400 N. U.S. Hwy 1, Melbourne) (Tax Account 2606063) (District 4)

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

5. **(22PZ00008) Joyce A. Hayes, Trust**, requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1339(5)(b), to permit a variance of 5 feet from the required 10-ft. side (south) setback for an accessory structure, in an EU (Estate Use Residential) zoning classification. The property is 0.43 acres, located on the west side of Malibu Lane, approx. 700 ft. north of Rio Casa Blvd. (763 Malibu Lane, Indialantic) (Tax Account 2725513) (District 5)

BOA ACTION: Huffman/Bovell - Approved as depicted on the survey provided by the applicant. The motion resulted in a tie vote, with Higgins and McCann voting nay; therefore, the variance is DENIED.

6. **(22PZ00009) Honiker Family Trust** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3), to permit a variance of 5.8 ft. from the 14-ft. projection (20% the width of the waterway) for a boat dock, in an RU-1-11 (Single-Family Residential) zoning classification. The property is .20 acres, located on the south side of Richland Ave., approx. 0.13 mile east of S. Montego Bay Dr. (305 Richland Ave., Merritt Island) (Tax Account 2419742) (District 2)

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

7. **(22V00001) Mark T. and Linda G. White** (Daniel Burnham) request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1402(5)(a), to permit a variance of 3.2 ft. from the required 25-ft. front setback for a principal structure, in a TR-1 (Single-Family Residential) zoning classification. The property is 0.17 acres, located on the west side of Vanguard Circle, approx. 300 ft. south of Vanguard Drive. (170 Vanguard Circle, Cocoa) (Tax Account 2411154) (District 1)

BOA ACTION: Higgins/Bovell - Approved as depicted on the survey provided by the applicant. The vote was unanimous.

8. **(22V00003) Brevard County** (Tim Lawry/Larry Lallo) requests a variance from Chapter 62, Article IX, Brevard County Code, Section 62-3316(b)(4), to permit a variance of 10 ft. from the required 15-ft. side (east) setback for a freestanding sign, in a BU-1 (General Retail Commercial) zoning classification. The property is 4.01 acres, located on the southwest corner of N. Courtenay Parkway and Heidi Lane. (2575 N. Courtenay Parkway, Merritt Island.) (Tax Account 2412102) (District 2)

BOA Action: McCann/Higgins - 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.