

Board of Adjustment Agenda

Wednesday, February 15, 2023, at 1:30 p.m.

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

Approval of January 18, 2023 Minutes

1. **(22V00048) Barry Moyer** (David Woodrow) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2123(a), to permit a variance to allow a swimming pool to be located forward of the front building line of the principal structure, in an RU-2-10 (Medium Density Multi-Family Residential) zoning classification. The property is 0.57 acres, located on the north side of E. Coral Way, approx. 375 ft. west of Hwy. A1A (108 E. Coral Way, Indialantic) (Tax Account 2716288) (District 5)

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

2. **(22V00053) Maritza Andrea and Kevin P. Reilly** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1404(8), to permit a variance of 32 sq. ft. from the required 500 sq. ft. living area for a principal structure, in a TR-3 (Mobile Home Park) zoning classification. The property is 0.02 acres, located on the north side of Peace Lane, approx. 0.16 mile west of Highway A1A. (436 Peace Lane, Melbourne Beach) (Tax Account 2848661) (District 3)

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

3. **(22V00054) Melanie Rondeau and Zackry Corter** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1401(4), to permit a variance of 25 ft. from the required 125-foot minimum lot width in the RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1 acre, located on the east side of Blounts Ridge Rd., approx. 0.16 mile north of Patty Lane (No assigned address. In the Mims area.) (Tax Account 2000693) (District 1)

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

4. **(23V00001) Espejo Investment Group, LLC** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2100.5(d), to permit a variance of 138.4 sq. ft. over the 600 sq. ft. allowed for an accessory structure in an RU-1-7 (Single-Family Residential) zoning classification, currently zoned AU (Agricultural Residential). The property is 0.25 acres, located on the east side of Goldenrod St. approx. 125 ft. south of Victoria St. (932 Goldenrod St., Merritt Island) (Tax Account 2501515) (District 2)

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

5. **(23V00002) Ryan F. Armstrong and Christina E. Zaruba** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1334(5)(b), to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure; 2.) Section 62-1334(5)(a), to permit a variance of 24.9 ft. from the required 25-ft. minimum front setback for a structure, in an AU (Agricultural Residential) zoning classification. The property is 1.02 acres, located on the southeast corner of Tangelo Ave. and Bahia St. (4295 Tangelo Ave., Cocoa) (Tax Account 2401339) (District 1)

BOA ACTION: Mallard/McCann - Denied. The vote was unanimous.

6. **(23V00003) Anthony V. and Kathleen E. DiLella** (Carter Hayes) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1) Section 21-2118(d)(3), to permit a variance of 2.48 ft. over the 15.52-ft. projection (20% the width of the waterway) for a boat dock; 2.) Section 62-1340(5)(b), to permit a variance of 2 ft. from the required 7.5-ft. side (west) setback for an accessory structure, in an RU-1-13 (Single-Family Residential) zoning classification. The property is 0.35 acres, located on the westerly side of Bay Shore Dr., approx. 0.14 mile northwest of West Point Dr. (1742 Bay Shore Dr., Cocoa Beach) (Tax Account 2519528) (District 2)

BOA ACTION: Variance No. 1: Huffman/McCann - Tabled to the next available Board of Adjustment meeting after the applicant meets with staff to determine if an alternate or additional variance is required. The vote was unanimous. Variance No. 2: McCann/Huffman - 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.