

Board of Adjustment Agenda

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

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

Approval of October 18, 2023, Minutes

1. **(22V00023) Triangle Auto and Tire Service, Inc.** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1482(5)(a)(2), to permit a variance of 1.8 ft. from the required 25-ft. front setback for an existing structure; 2.) Section 62-1482(5)(a)(2), to permit a variance of 16.7 ft. from the required 25-ft. front setback for a proposed structure; 3.) Section 62-1482(5)(a)(4)(b), to permit a variance of 4.4 ft. from the required 5-ft. side (east) setback for a proposed structure, in a BU-1 (General Retail Commercial) zoning classification. The property is 0.34 acres, located between N. Sykes Creek Parkway and Triangle Rd., east of the intersection of N. Sykes Creek Pkwy. and Triangle Rd. (1510 N. Sykes Creek Pkwy., Merritt Island) (Tax Account 2437357) (District 2)

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

2. **(23V00035) Thomas J. Navo, III and Cheryl Navo** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1446(d)(7), to permit a variance to allow a swimming pool to be located forward of the front building line of the principal structure; 2.) Section 62-1446(d)(7), to permit a variance to allow a screen enclosure to be located forward of the front building line of the principal structure, in a PUD (Planned Unit Development) zoning classification. The property is 0.27 acres, located on the southeast corner of Frontier Dr. and Continental Ave. (1687 Frontier Dr., Melbourne) (Tax Account 2601217) (District 4)

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

3. **(23V00036) Kevin D. and Christine L. Hutchenson** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2123(a), to permit a variance of 2.4 ft. from the required 5-ft. side (east) setback for a swimming pool screen enclosure, in a PUD (Planned Unit Development) zoning classification. The property is 0.30 acres, located on the northeast corner of Sugarwood Way and Woodbridge Dr. (627 Sugarwood Way, Melbourne) (Tax Account 2603206) (District 4)

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

4. **(23V00037) Kerei Stampfel** (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 7.2 ft. from the required 7.5-ft. side (east) setback for an accessory structure; 2.) Section 62-1340(5)(b), to permit a variance of 5 ft. from the required 5-ft. minimum separation distance for an accessory structure, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.20 acres, located on the north side of Artemis Blvd., approx. 360 ft. west of S. Sykes Creek Dr.

(410 Aretmis Blvd., Merritt Island) (Tax Account 2418525) (District 2)

BOA ACTION: McCann/Mallard - Approved as depicted on the survey provided by the applicant. The vote was 4:1, with Bass voting nay.

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.