

Board of Adjustment Agenda

Wednesday, January 19, 2022, at 1:30 p.m.

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

Approval of December 15, 2021 Minutes

The following item was tabled at the December 15, 2021 meeting.

1. **(21PZ00079) Carol A. Hall Life Estate** (Thomas H. Yardley) requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 1) Section 62-1401(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 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principle structure; 3) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure; 4) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure; 5) Section 62-2100.5(1)(d) to permit a variance of 492 sq. ft. over the 600 sq. ft. allowed for an accessory structure; 6) Section 62-2100.5(1)(d) to permit a variance of 13 sq. ft. over the 600 sq. ft. allowed for an accessory structure; 7) Section 62-2100.5(1)(b) to permit a variance of 1,498 sq. ft. over the total floor area of the principal structure allowed for all detached structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1.94 acres, located on the north side of Brockett Road, approximately 1,706 feet west of Hammock Road (2810 Brockett Road, Mims) (Tax Account 2110383) (District 1)

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

2. **(21PZ00087) Lance C. Boncek** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1334(4) to permit a variance of 1.42 acres from the required 2.5-acre minimum lot size in the AU(L) (Agricultural Residential) zoning classification, currently in a GU (General Use) zoning classification. The property is 1.08 acres, located on the south side of Angelica Street approximately 700 feet east of Alan Shepard Avenue (3375 Angelica Street, Cocoa) (Tax Account 2403955) (District 1)

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

3. **(21PZ00088) Jeannette L. Knight** requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 1) Section 62-1341(5)(a), to permit a variance of 13 ft. from the required 20-ft. rear setback for a principal structure; 2) Section 62-1341(5)(a), to permit a variance of 2.1 ft. from the required 7.5-ft. side setback for a principal structure, in a RU-1-9 (Single-Family Residential) zoning classification. The property is 0.17 acres, located on the south side of Needle Boulevard, approximately 453 feet east of Fourth Place (315 Needle Boulevard, Merritt Island) (Tax Account 241913) (District 2)

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

- 4. (21PZ00093) Kenneth Kurt & Tina C. Krokenberger** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1339(5)(b) to permit a variance of 5.6 ft. from the required 10-ft. side (north) setback for an accessory structure, in an EU-2 (Estate Use Residential) zoning classification. The property is 0.46 acres, located on the northeast corner of the cul-de-sac of Brahman Avenue, approximately 738 feet north of Tuckaway Drive (3401 Brahman Avenue, Rockledge) (Tax Account 2522033) (District 2)

BOA ACTION: Rhodes/Bovell - Tabled to the February 16, 2022, meeting for re-advertisement. The vote was unanimous.

- 5. (21PZ00094) Brad A. Lange** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1371(4)(b) to permit a variance of 25 ft. from the required 75-ft. lot width in BU-1 (General Retail Commercial) & RU-2-30 (High Density Multiple Family Residential) zoning classifications. The property is 2 acres, located on the east side of North Courtenay Parkway, approximately 1,085 feet south of Chase Hammock Road(4910, 4920, 4930 and 4940 North Courtenay Parkway, Merritt Island) (Tax Account 2318704) (District 2)

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

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.