

Board of Adjustment Agenda

Wednesday, November 16, 2022, at 1:30 p.m.

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

Approval of October 19, 2022 Minutes

1. **(22V00038) Carol A. Hall** (Lisa Blackett) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1401(5)(b), to permit a variance to allow an accessory building to be located forward of the front building line of the principal structure; 2.) Section 62-2100.5(1)(d), to permit a variance of 49 sq. ft. over the 600 sq. ft. allowed for an accessory structure; 3.) Section 62-2100.5(1)(b), to permit a variance of 2,125 sq. ft. over the total floor area of the principal structure allowed for all detached accessory structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1.94 acres, located on the north side of Brockett Rd., approx. 0.32 mile west of Hammock Rd. (2810 Brockett Rd., Mims) (Tax Account 2110383) (District 1)

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

2. **(22V00033) Louis A. Bell, III Trust** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-3304(2), to permit a variance of 140 square feet of wall and canopy signage on a site developed with a nonconforming billboard, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. The property is 2.42 +/- acres, located between S.R. 520 and Lake Dr., approx. 0.30 mile west of N. Burnett Rd. (No assigned address. In the Cocoa area.) (Tax Account 2409610) (District 1)

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

3. **(22V00017) Jaime Dempsey** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1339(5)(b), to permit a variance of 7 ft. from the required 10-ft. side (west) setback for an accessory structure; 2.) Section 62-1339(5)(b), to permit a variance of 7.5 ft. from the required 10-ft. rear (north) setback for an accessory structure, in an EU-1 (Estate Use Residential) zoning classification. The property is 0.25 acres, located on the north side of Pinta Circle, approx. 389 ft. east of N. Tropical Trail. (190 Pinta Cir., Merritt Island) (Tax Account 2444588) (District 2)

BOA ACTION: Rhodes/Higgins - Denied. The vote was unanimous.

4. **(22V00034) Shandyn L. DiClaudio** (Michael Minot) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Sections 62-1334(4) and 62-1102, to permit a variance of 22.62 ft. from the required 108-ft. minimum lot width at the front lot line; 2.) Sections 62-1334(4) and 62-1102, to permit a variance of 37.5 ft. from the required 150-ft. minimum lot width measured at the rear of the front setback line, in an AU (Agricultural Residential) zoning classification. The property is 2.07 acres, located at the south end of Parker Dr., on the west side of Parker Dr. (9581 Parker Dr., Micco) (Tax Account 3008204)

(District 3)

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

5. **(22V00035) Lance C. Boncek** requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(5)(b), to permit a variance of 4.8 ft. from the required 15-ft. rear setback for an accessory structure, in an AU(L) (Agricultural Residential, Low Intensity) zoning classification. The property is 1.08 acres, located on the south side of Angelica St., approx. 708 ft. east of Alan Shepard Ave. (3375 Angelica St., Cocoa) (Tax Account 2403955) (District 1)

BOA ACTION: Higgins/Rhodes - 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.