

BOARD OF ADJUSTMENT MINUTES

The Brevard County Board of Adjustment met in regular session at 1:30 p.m. on Wednesday, April 17, 2024, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida, with Vice Chair Bill Huffman presiding, to consider the requests below:

Board members present were: Sonya Mallard (D1); Stephen Holmberg, (D3); Dr. Joanna Bass (D4); and Bill Huffman, Vice Chair (D5).

Staff members present were: Becky Behl-Hill, Assistant County Attorney; Greg Hughes, Assistant County Attorney; Jeffrey Ball, Zoning Manager; Paul Body, Senior Planner; and Kristen Champion, Special Projects Coordinator.

Vice Chair Bill Huffman called the meeting to order at 1:30 p.m.

Paul Body explained the function of the Board of Adjustment; Dr. Joanna Bass explained the definition of an undue hardship; and Bill Huffman explained the procedures of the Board of Adjustment. All speakers were sworn in at the beginning of each item.

Approval of March 18, 2024, Minutes

Motion by Sonya Mallard, seconded by Stephen Holmberg. The motion passed unanimously.

Monica & Thomas Phillips (Matthew Denyer) Variance of Chapter 62, Article VI, Brevard County Code, 1.) Section 62-1340(5)(b), to permit a variance of 6.5 ft. from the required 7.5-ft. minimum side (East) setback required for an accessory structure, 2.) Section 62-1340(5)(b), to permit a variance of 7 ft. from the required 7.5-ft. minimum rear setback required for an accessory structure, and 3.) Section 62-2121(a), to permit a variance of 9.5 ft. from the minimum 10-ft. setback from a seawall or bulkhead in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.19 acres, located on the south side of Anchor Lane, approx. 625 ft. west of Captains Row. (1335 Anchor Ln., Merritt Island) (24V00008) (Tax Account 2438320) (District 2)

No public comment.

Stephen Holmberg made a motion to approve the variance requested as depicted on the survey provided by the applicant, seconded by Sonya Mallard.

Bill Huffman read aloud the six criteria for a hardship and explained the justifications for approving the variance.

Bill Huffman called for a vote on the motion as stated, and it passed unanimously.

Dennis Burke (Jon Brunner) Variance of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2100.5(d), to permit a variance of 430.5 sq. ft. over the 50% of living area (769.5 sq. ft.) permitted for an accessory structure in an RR-1 (Rural Residential) zoning classification. The property is 1.94 acres, located on the west side of Dairy Rd., approx. 864 ft. south of Tortuga Way. (3090 Dairy Rd., Melbourne) (24V00009) (Tax Account 2821814) (District 3)

No public comment.

Stephen Holmberg made a motion to approve the variance requested as depicted on the survey provided by the applicant, seconded by Dr. Joanna Bass.

Bill Huffman read aloud the six criteria for a hardship and explained the justifications for approving the variance.

Bill Huffman called for a vote on the motion as stated, and it passed unanimously.

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Upon consensus, the meeting adjourned at 2:02 p.m.