

BOARD OF ADJUSTMENT MINUTES

The Brevard County Board of Adjustment met in regular session at 1:30 p.m. on Wednesday, June 19, 2024, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida, with Chair Bill Huffman presiding, to consider the requests below:

Board members present were: Chelsea Partridge (D1 Alt); Kevin McCann, Vice-Chair (D2); Steve Holmberg (D3); Dr. Joanna Bass (D4); and Bill Huffman, Chair (D5).

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

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

Paul Body explained the function of the Board of Adjustment; Chelsea Partridge 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 May 15, 2024, Minutes

Motion by Kevin McCann to approve the minutes of the May 15, 2024 meeting, seconded by Stephen Holmberg. The motion passed unanimously.

Alexis & Kelsey Fajardo (Kim Rezanka) Variance of Chapter 62, Article VI, Brevard County Code, Section 62-1341(5)(a), to permit a variance of 10.75 ft. from the 20-ft. rear setback for a principal structure in an RU-1-9 (Single-Family Residential) zoning classification. The property is 0.2 acres, located on the east side of Butia St., approx. 773 ft. south of Queensland Ave. (940 Butia St., Merritt Island) (24V00017) (Tax Account 2419928) (District 2)

No public comment.

Kevin McCann made a motion to approve the variance requested as depicted on the survey provided by the applicant, seconded by Chelsea Partridge.

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.

MJ Coop, LLC (Michael Coop) Variance of Chapter 62, Article VI, Brevard County Code, Section 62-1401(4), to permit a variance of 25 ft. from the 125 ft. lot with required in RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1 acre, located on the east side of Blounts Ridge Rd., approx. 1,620 ft. north of Patty Ln. (No address assigned. In the Mims area.) (24V00020) (Tax Account 2000674) (District 1)

No public comment.

Chelsea Partridge 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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MJ Coop, LLC (Michael Coop) Variance of Chapter 62, Article VI, Brevard County Code, Section 62-1401(4), to permit a variance of 25 ft. from the 125 ft. lot with required in RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1 acre, located on the east side of Blounts Ridge Rd., approx. 1,720 ft. north of Patty Ln. (No address assigned. In the Mims area.) (24V00021) (Tax Account 2000676) (District 1)

No public comment.

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

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.

Upon consensus, the meeting adjourned at 1:27 p.m.