

## BOARD OF ADJUSTMENT MINUTES

The Brevard County Board of Adjustment met in regular session at 1:30 p.m. on Wednesday, February 24, 2021, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida, with Chairman Dale Rhodes presiding, to consider the requests below:

Board members present were: Dale Rhodes, Chair, District 3; Jack Higgins, Vice Chair, District 1; George Bovell, District 4; and Dale Young, District 5

Staff members present were: Alex Esseesse, Assistant County Attorney; Paul Body, Planner II; and Michelle Adams, Administrative Secretary.

The Chairman, Dale Rhodes, called the meeting to order at 1:30 p.m.

### **Approval of January 20, 2021, Minutes**

Motion by Jack Higgins, seconded by Dale Young to approve the January 16, 2021, minutes. The vote was unanimous.

Paul Body explained the function of the Board of Adjustment; Jack Higgins explained the definition of a hardship; and Dale Rhodes explained the procedures of the Board of Adjustment.

All applicants and speakers were sworn in by the Chairman prior to providing testimony.

### **1. (20PZ00117) Andrew P. and Dominique M. Cook (Jon Kirk)**

Request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1406(7)(d) to permit a variance of 0.7 feet from the 5.0-foot rear setback allowed for an accessory structure in an RVP (Recreational Vehicle Park) zoning classification, on 0.04 acres, located on the south side of Fawn Trail, approximately 0.23 miles southwest of Oak Cove Road (494 Fawn Trail, Titusville) (Tax Account 2301241) (District 1)

Jon Kirk, 4425 Bougainvillea Drive, Mims. He said he is requesting a variance for the existing back corner of the property. He said its the corner of the building; it very quickly goes to the 5 feet. He said its been there forever and other permits have gone through for it. He said this customer is building on the opposite side, to add a storage room and he needs the variance to get the permit to go through.

Dale Rhodes asked if he was the builder.

Jon Kirk answered yes.

Dale Rhodes asked if he had the correct paperwork.

Paul Body answered yes, he has affidavits from the owners for him.

Jack Higgins said that would make three buildings other than the trailer itself.

Jon Kirk said it's adding to the existing building, it's all one building.

Jack Higgins said its pretty typical of what is there, he rode around and took pictures. He said its typical of numerous places exactly as described. He said the property is exactly as stated as well. He said there would not be a difference noticed, whatever they added on. He said it would be typical to the neighbors across and to the south. He said there are numerous ones exactly like this.

Dale Rhodes asked if they are just legitimizing the existing structure.

Paul Body said the existing structure needs to be legitimized so that he can put the addition on. The addition is going to meet the 5-foot setback and front setback.

George Bovell said he is going to add to the building but not add to the existing condition.

Jon Kirk said, not to the violation.

No Public Comment

Motion by Jack Higgins, seconded by Dale Young to approve the variance as depicted on the sketch description submitted by the applicants. The vote was unanimous.

Upon consensus, the meeting adjourned at 1:39 p.m.