

Board of Adjustment Agenda

Wednesday, August 21, 2019, at 1:30 p.m.

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

1. **(19PZ00081) James D. and Colleen A. Nestor** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1402(5)(c), to permit a variance to allow an accessory structure to be located forward of the front building line of the principal structure, in a TR-1 (Single-Family Mobile Home) zoning classification. The property described is 0.30 acres, located on the north side of Breezeway Drive, approximately 132 feet west of East Ridgewood Drive. (603 Breezeway Drive, Cocoa) (District 1)

Board of Adjustment Action: Higgins/Hartman – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

2. **(19PZ00082) Piotr and Grazyna Mikusinski** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1372(4)(a), to permit a variance of 3,100 square feet from the 7,500 square-foot minimum lot size required in an RU-2-15 (Medium Density Multi-Family) zoning classification; 2.) Section 62-1372(4)(b), to permit a variance of 30 feet from the required 75-foot lot width in RU-2-15; 3.) Section 62-1372(5)(c)(3), to permit a variance of 2.5 feet from the required 7.5-foot side (east) setback, for a principal structure. The property is 0.10 acres, located on the north side of McKinley Avenue, approximately 58 feet east of Ridgewood Avenue. (304 McKinley Avenue, Cocoa Beach) (District 2)

Board of Adjustment Action: Higgins/Rhodes – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

3. **(19PZ00083) The Viera Company** (Stephen Caruso) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1446(d)(4), to permit a variance of 19 feet from the required 25-foot setback from the property line along the edge of a PUD (Planned Unit Development), for an accessory structure; 2.) 13 feet from the required 25-foot setback from the property line along the perimeter of a PUD, for two parking canopies. The property is 5.42 acres, located on the northeast corner of Breslay Drive and Veterans Way. (No assigned address. In the Viera area.) (District 4)

Board of Adjustment Action: Rhodes/Hartman – Approved as depicted on the site plan provided by the applicant. The vote was unanimous.

4. **(19PZ00084) Edward M. Constantino** (Troy Douglas) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1405(6)(a), to permit a variance of 10 feet from the required 20-foot side street setback for a principal structure, in a TRC-1 (Mobile Home Cooperative) zoning classification. The property is 0.12 acres, located on the southeast corner of Pinewood Blvd and Vireo Drive. (698 Pinewood Boulevard, Barefoot Bay) (District 3)

Board of Adjustment Action: Rhodes/Higgins – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

5. **(19PZ00085) Edmond L. and Barbara P. Lohman** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-2100.5(1)(d), to permit a variance of 362.5 square feet over the 748.54 square feet (50% of the living area of the principal structure) allowed for an accessory structure; 2.) Section 62-1342(5)(b), to permit a variance of 0.5 feet from the required 5-foot rear setback for an accessory structure, in an RU-1-7 (Single-Family Residential) zoning classification. The property is 0.35 acres, located on the south side of 12th Street, approximately 425 feet west of Central Avenue. (3815 12th Street, Micco) (District 3)

Board of Adjustment Action: Rhodes/Higgins – Tabled to the October 16, 2019, Board of Adjustment meeting. The vote was unanimous.

6. **(19PZ00087) TAC Merritt Island, LLC** (Michael Grey) requests variances of Chapter 62, Article IX, Brevard County Code, as follows: 1.) Section 62-3316(b)(5), to permit a variance of 10 feet over the 20-foot maximum height limit for a freestanding sign; 2.) Section 62-3316(b)(2), to permit a variance of 113.75 square feet over the 150 square-foot maximum allowable sign surface for a freestanding sign, in a BU-1 (General Retail Commercial) zoning classification. The property is 15.67 acres, located on the southeast corner of Merritt Avenue and North Courtenay Parkway. (240 North Courtenay Parkway; and 3, 85, 87, 89, 91, 95, 97 East Merritt Avenue, Merritt Island.) (District 2)

Board of Adjustment Action: Hartman/Higgins – Approved as depicted on the site plan provided by the applicant. The vote was unanimous.

7. **(19PZ00088) Kerrie Pillow** (Jeff Parker) requests a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2118(d)(3), to permit a variance of 1.5 feet over the 17-foot maximum projection (20% the width of the canal) into the waterway, for a boat dock, in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.20 acres, located on the west side of Sparrow Drive, approximately 275 feet north of Skylark Blvd. (414 Sparrow Dr., Satellite Beach) (District 4)

Board of Adjustment Action: Rhodes/Young – Approved as depicted on the survey provided by the applicant. The vote was unanimous.

8. **(19PZ00089) Richard S. and Kimberly A. Edwards** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(b), to permit a variance of 2.5 feet from the required 7.5-foot side (east) setback for an accessory structure in an RU-1-11 (Single-Family Residential) zoning classification. The property is 0.27 acres, located on the south side of Taurus Court, approximately 0.19 mile south of Artemis Boulevard. (1340 Taurus Ct., Merritt Island) (District 2)

Board of Adjustment Action: Hartman/Higgins – Approved as depicted on the survey provide by the applicant. The vote was unanimous.

9. **(19PZ00091) William F. Colwell** (Kim Rezanka) requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(a), to permit a variance of 12 feet from the required 20-foot front setback for a principal structure; 2.) Section 62-1340(5)(a), to permit a variance of 4 feet from the required 7.5-foot side (north) setback for a principal

structure; 3.) Section 62.1340(5)(a), to permit a variance of 5 feet from the required 7.5-foot side (south) setback for a principal structure, in an RU-1-13 (Single-Family Residential) zoning classification. The property is 0.16 acres, located on the west side of South Tropical Trail, approximately 95 feet north of Plantation Road. (2145 South Tropical Trail, Merritt Island) (District 2)

Board of Adjustment Action: Hartman/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.