

Board of Adjustment Agenda

Wednesday, June 17, 2020, at 1:30 p.m.

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

Approval of March 25, 2020 Minutes

1. **(20PZ00016) Kevin Robert and Rachel McCarthy** request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1339(5), to permit a variance of 8.2 feet from the required 10-foot rear setback for an accessory structure; 2.) Section 62-1339(5)(b), to permit a variance of 7.7 feet from the required 10-foot side (south) setback for an accessory structure, in an EU (Estate Use Residential) zoning classification, on 0.29 acres, located on the west side of South Courtenay Parkway, approximately 340 feet north of Bridgewater Place. (2575 South Courtenay Parkway, Merritt Island) (Tax Account 2530897) (District 2)

Board of Adjustment Action: Young/Higgins - Approved for the life of the shed as depicted on the survey provided by the applicant. The vote was unanimous.

2. **(20PZ00028) Donald and Stephanie Oakley** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2100.5(1)(d), to permit a variance of 519 square feet over the 981 square feet (50% of the living area of the principal structure) allowed for an accessory structure, in an RU-1-11 (Single Family Residential) zoning classification, on 0.85 acres, located on the east side of New York Street, approximately 0.21-mile north of Milwaukee Avenue. (2325 New York Street, Melbourne) (Tax Account 2801592) (District 5)

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

3. **(20PZ00029) Timothy and Jennifer Crane** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1334(5)(b), to permit an accessory structure located forward of the front building line of the principal structure, in an AU (Agricultural Residential) zoning classification, on 2.09 acres, located on the north side of Date Palm Street approximately 135 feet east of Pine Street. (4960 Date Palm Street) (Tax Account 2313938) (District 1)

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

4. **(20PZ00030) Mallard Revocable Trust** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1339(5)(a), to permit a variance of 0.5 feet from the required 25-foot front setback; 2.) Section 62-1339(5)(b), to permit a variance of 0.1 feet from the required 5-foot separation distance between structures; 3.) Section 62-1339(5)(a), to permit a variance of 1.2 feet from the required 10-foot side setback; 4.) Section 62-1339(5)(b), to permit an accessory structure located forward of the front building line of the principal structure, in an EU (Estate Use Residential) zoning classification, on 0.34 acres, located on the north side of North River Oaks Drive approximately 236 feet west of North Riverside Drive.

(504 North River Oaks Drive) (Tax Account 2727676) (District 5)

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

5. **(20PZ00034) Wilson and Brianna Cheatham** (Richard Vyce) request variances of Chapter 62, Article VI, Brevard County Code, as Follows: 1.) Section 62-2123(a), to permit a variance of .35 feet from the required 5-foot rear setback for a swimming pool screen enclosure; 2.) Section 62-2123(a), to permit a variance of 1.22 feet from the 5-foot south side setback required for a swimming pool screen enclosure, in a PUD (Planned Unit Development) zoning classification, on 0.22 acres, located on the east side of Arroyo Drive just south of Sallisbury Court. (6415 Arroyo Drive) (Tax Account 2628576) (District 4)

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

6. **(20PZ00036) William S. and Cheri Lockwood** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2109(c), to permit a variance of 2 feet over the 4-foot height requirement for a fence located in the side street setback, in an EU (Estate Use Residential) zoning classification, on 0.49 acres, located on the northeast corner of North Tropical Trail and Lucas Place. (500 Lucas Place) (Tax Account 2417056) (District 2)

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

7. **(20PZ00037) Dennis George, Jr. and Ariel Poley** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-1340(5)(a), to permit a variance of 8 feet from the 20-foot front setback for a principal structure, in an RU-1-11 (Single Family Residential) zoning classification, on 0.18 acres, located on the west side of Pelican Drive across from Southeast Third Street (280 Pelican Drive) (Tax Account 2607797) (District 4)

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

8. **(20PZ00039) Carl Harry, Jr. and Maria T. Harris** (John Campbell) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(b), to permit a variance of 2.5 feet from the 7.5-foot side (east) setback for an accessory structure; 2.) Section 62-1340(5)(b), to permit a variance of 1 foot from the 5-foot separation distance required between structures, in an RU-1-11 (Single Family Residential) zoning classification, on 0.19 acres, located on the north side of Tiki Drive, approximately 75 feet west of Koloa Drive (230 Tiki Drive) (Tax Account 2419595) (District 2)

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

9. **(20PZ00047) Rose and Daniel Edde** request a variance of Chapter 62, Article VI, Brevard County Code, Section 62-2109(e), to permit a variance of 2 feet over 4-foot height limitation for a fence within the side street setback in an SR (Suburban Residential) zoning

classification, on 0.53 acres, located on the Southwest corner of Peacock Drive and Eagle Nest Court. (3638 Eagle Nest Court) (Tax Account 2802814) (District 5)

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

10. **(20PZ00050) Stephanie Knight** requests variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1331(4), to permit a variance of 155 feet from the 300-foot minimum lot width requirement; 2.) Section 62-1331(4), to permit a variance of 3.94 acres from the 5.0-acre minimum lot size requirement, in a GU (General Use) zoning classification, on 1.06 acres, located on the south side of Golden Shores Boulevard. .297 miles west of US Highway 1. (3995 Golden Shores Boulevard.) (Tax Account 2001361 and 2001373) (District 1)

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

11. **(20PZ00054) Jeffrey J. and Leslie Boucher** (Susan J Hall) request variances of Chapter 62, Article VI, Brevard County Code, as follows: 1.) Section 62-1340(5)(b), to permit a variance of 8 feet from the required 20-foot rear setback for an accessory structure on a double frontage lot on a major water body, 2.) Section 62-2123(b), to permit a variance of 4 feet from the required 20-foot rear setback for a swimming pool (spa) on a double frontage lot on a major water body, 3.) Section 62-2109(d), to permit a variance of 3.5 feet over the 4 foot height requirement for a fence in the 20 foot rear setback on a double frontage lot on a major water body, 4.) 62-2109(a), to permit a variance of 1.5 feet over the maximum 6 feet allowed for a fence height in a RU-1-13 (Single Family Residential) zoning classification, on .25 acres, located on the east side of Dragon Point Drive, 1,005 feet south of South Tropical Trail. (11610 Dragon Point Drive) (Tax Account 2712567) (District 4)

Board of Adjustment Action: Higgins/Young – 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.