

BOARD OF ADJUSTMENT MINUTES

The Brevard County Board of Adjustment met in regular session at 1:30 p.m. on Wednesday, September 18, 2019, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida, with Chairman George Bovell presiding, to consider the following requests:

Board members present were: George Bovell, Chairman, District 4; Dale Rhodes, Vice Chairman, District 3; Jack Higgins, District 1; Michael Hartman, District 2; and Dale Young, District 5.

Staff members present were: Jad Brewer, Assistant County Attorney; Paul Body, Planner II; and Jennifer Jones, Office Assistant II.

The Chairman, George Bovell, called the meeting to order at 1:30 p.m.

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

All speakers were sworn in by the Chairman at the beginning of each item.

Approval of August 21, 2019, Minutes

Motion by Dale Rhodes, seconded by Jack Higgins, to approve the August 21, 2019, minutes. The motion passed unanimously.

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

1. (19PZ00096) Donna P. Olson, Trustee

A variance request of Chapter 62, Article VI, Brevard County Code, Section 62-2123(a), to permit a variance to allow a swimming pool enclosure to be located forward of the front building line of the principal structure, in an EU-2 (Estate Use Residential) zoning classification. The property is 0.86 acres, located on the west side of Leeward Lane, approximately 377 feet north of Regatta Street. (6214 Leeward Lane, Melbourne Beach) (District 3)

Donna Olson, 6214 Leeward Lane, Melbourne Beach, stated her home is set far back on the lot, the back yard is septic field, and the rest of yard is full of Live Oak trees that she does not want to remove. The only place she has to put a pool would be in a small part of the front yard, and it would be off of a front deck. She said the pool will be small because she only wants it for exercise, it will be screened, and the property is also screened by trees. The house cannot be seen from the street, and the pool would be 160 feet from the street. She stated she spoke to the neighbors and no one has any objections.

Dale Rhodes stated he visited the property and can confirm the house cannot be seen from the street, and he does not have a problem with the request. He asked if the pool will be elevated. Ms. Olson replied the deck will be nine feet high because the living quarters in the house are all on the second floor.

No public comment.

Motion by Dale Rhodes, seconded by Michael Hartman, to approve the variance as depicted on the survey provided by the applicant.

2. (19PZ00109) Norman Dwayne and Korrin White (Michael Coop)

Variance request of Chapter 62, Article VI, Brevard County Code, Section 62-1334(4), to permit a variance of 120 feet from the required 150-foot minimum lot width in an AU (Agricultural Residential) zoning classification. The property is 1.14 acres total, located on the north side of Aurantia Road, approx. 640 feet east of U.S. Highway 1. (No assigned address. In the Mims area.) (District 1)

Norman Dwayne White, 2235 Old Dixie Highway, Titusville, stated he would like an easement across his property under a different tax account number, and he has combined it all as one parcel. He said he's built several houses in the area on quarter-acre lots, and this one meets the zoning classification, but because it's a flag lot it needs to be one acre exclusive of the flag stem, but if it's an easement it doesn't.

Jack Higgins stated he drove by the property and there are two houses to the west of the property, so he did not see where another house would pose a problem.

No public comment.

Motion by Jack Higgins, seconded by Michael Hartman, to approve the variance as depicted on the survey provided by the applicant. The motion passed unanimously.

Upon consensus, the meeting adjourned at 1:47 p.m.