

## **Board of Adjustment Agenda**

Wednesday, December 15, 2021, at 1:30 p.m.

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

### **Approval of November 17, 2021 Minutes**

**The following item was withdrawn by the applicant, request received November 18, 2021.**

- 1. (21PZ00068) Dependable Moving & Warehouse Storage, LLC** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1371(4)(b), to permit a variance of 50.0 feet from the 75.0 foot minimum lot width required, in an RU-2-4 (Low-Density Multi-Family Residential) zoning classification, the parcel is currently zoned PIP (Planned Industrial Park), on 3.83 acres, located on the west side of North Courtenay Parkway, approximately 425 feet south of Dural Street (3265 North Courtenay Parkway, Merritt Island) (Tax Account 2411625) (District 2)

**The following item was tabled by staff as the applicant did not provide a certified survey with the application.**

- 2. (21PZ00079) Carol A. Hall Life Estate (Thomas H. Yardley)** requests variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principle structure; 2) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principle structure; 3) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principle structure; 4) Section 62-1401(5)(b) to permit a variance to allow an accessory structure to be located forward of the front building line of the principle structure; 5) 62-2100.5(1)(d) to permit a variance of 492.0 square feet over the 600.0 square feet allowed for an accessory structure; 6) 62-2100.5(1)(d) to permit a variance of 13.0 square feet over the 600.0 square feet allowed for an accessory structure; 7) 62-2100.5(1)(b) to permit a variance of 1,498.0 square feet over the total floor area of the principle structure allowed for all detached structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification, on 1.94 acres, located on the north side of Brockett Road, approximately 1,706 feet west of Hammock Road (2810 Brockett Road, Mims) (Tax Account 2110383) (District 1)

### **Board of Adjustment Action:**

- 3. (21PZ00073) Joseph A. Tallman, Carolyn E. Curry & Mary G. Curry (Regina Dempsey)** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1932(a)(2) to permit a guest house located forward of the front building line of a principal structure, in an EU (Estate Use Residential) zoning classification, on 1.76 acres, located on the east side of South Tropical Trail, approximately 120 feet south of Sunset Lane (2080 South Tropical, Merritt Island) (Tax Account 2524207) (District 2)

### **Board of Adjustment Action:**

- (21PZ00075) Dean & Patricia Bissey Life Estate (Samson Durham)** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-2018(d)(2) to permit a variance of 0.8 feet from the required 7.5-foot west setback for a boat dock, in an RU-1-13 (Single Family Residential) zoning classification, on 0.24 acres, located on the north side of Hiawatha Way, approximately 1,265 feet west of Beverly Court (338 Hiawatha Way, Melbourne Beach) (Tax Account 2956495) (District 3)

**Board of Adjustment Action:**

- (21PZ00076) Arthur F. & Esther E. Nesbitt (John King)** request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1405(6)(a) to permit a variance of 1.0 foot from the required 7.5 foot side setback, in a TRC-1 (Single Family Mobile Home Cooperative) zoning classification, on 0.09 acres, located on the south side of Marlin Circle, approximately 335 feet west of East Drive (563 Marlin Circle, Barefoot Bay) (Tax Account 3006888) (District 3)

**Board of Adjustment Action:**

- (21PZ00077) Gezim & Zamira Doci (John M. Kersting)** request variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1342(4) to permit a variance of 1,000 square feet from the 5,000 square foot lot area required; 2) Section 62-1342(4) to permit a variance of 20.0 feet from the 100.0 foot minimum lot depth required, in an RU-1-7 (Single Family Residential) zoning classification, on 0.09 acres, located on the north side of Atlantic Avenue, approximately 742 feet west of North Highway A1A. (123 Atlantic Avenue, Indialantic) (Tax Account 2716177) (District 5)

**Board of Adjustment Action:**

- (21PZ00078) Gezim & Zamira Doci (John M. Kersting)** request variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1342(4) to permit a variance of 1,000 square feet from the 5,000 square foot lot area required; 2) Section 62-1342(4) to permit a variance of 20.0 feet from the 100.0 foot minimum lot depth required, in an RU-1-7 (Single Family Residential) zoning classification, on 0.09 acres, located on the north side of Atlantic Avenue, approximately 792 feet west of North Highway A1A. (125 Atlantic Avenue, Indialantic) (Tax Account 3021741) (District 5)

**Board of Adjustment Action:**

- (21PZ00080) James D. Ladd** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1402(5)(c) to permit a variance of 2.7 feet from the required 7.5-foot rear setback for an accessory structure, in a TR-1 (Single Family Mobile Home) zoning classification, on 0.16 acres, located on the south side of Ronald Drive approximately 105 feet west of Cherry Avenue (321 Ronald Street, Cocoa) (Tax Account 2317176) (District 1)

**Board of Adjustment Action:**

- (21PZ00084) Deborah Hobbs (Tommy Hobbs)** requests variances from Chapter 62, Article VI, Brevard County Code, 1) Section 62-1402(5)(c) to permit a variance of 1.0 foot from the

required 7.5-foot rear setback for an accessory structure; 2) Section 1402(5)(c) to permit a variance of 2.4 feet from the required 7.5-foot rear setback for an accessory structure; 3) Section 62-1402(5)(c) to permit a variance of 0.3 feet from the required 7.5-foot rear setback for an accessory structure; 4) Section 62-1402(5)(c) to permit a variance of 0.4 feet from the required 7.5-foot side setback for an accessory structure; 5) Section 62-1402(5)(c) to permit a variance of 5.0 feet from the required 5.0 foot minimum spacing between structures; 6) Section 62-1402(5)(c) to permit a variance of 5.0 feet from the required 5.0 foot minimum spacing between structures; 7) 62-2100.5(1)(a) to permit a variance of one more accessory structure than the two accessory structures allowed on a 8,063 square foot lot, in a TR-1 (Single Family Mobile Home) zoning classification, 0.18 acres, located on the north side of Norfolk Street, approximately 228 feet east of Kinsley Road (3306 Norfolk Street, Mims) (Tax Account 2103038) (District 1)

**Board of Adjustment Action:**

- 10. (21PZ00085) Howard L. Gasman (Robert Gasman & Mary Gasman)** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1334(4) to permit a variance of 0.78 acres from the 2.5-acre minimum lot size required for proposed AU (Agricultural Residential) zoning classification. The parcel is currently in a GU (General Use) zoning classification, on 1.72 acres, located on the north side of Cangro Street, approximately 617 feet west of Osprey Avenue (5640 Cangro Street, Cocoa) (Tax Account 2402174) (District 1)

**Board of Adjustment Action:**

- 11. (21PZ00086) Doris Gonyea (Tawnya Brown)** requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1402(5)(c) to permit a variance of 2.5 feet from the required 7.5-foot side setback for an accessory structure, in a TR-1 (Single Family Mobile Home) zoning classification, on 0.17 acres, located on the west side of Blue Bonnet Drive, approximately 145 feet north of Elder Road (6857 Blue Bonnet Drive, Cocoa) (Tax Account 2318124) (District 1)

**Board of Adjustment Action:**

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.