



Board of Adjustment

Brevard County Government Center

2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida

Agenda

Wednesday, January 19, 2022

Call To Order - 1:30 p.m.

Approval of Minutes - December 15, 2021

H. Public Hearings

- H.1.** Carol A. Hall Life Estate (Thomas H. Yardley) requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 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 principal 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 principal 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 principal structure; 5) Section 62-2100.5(1)(d) to permit a variance of 492 sq. ft. over the 600 sq. ft. allowed for an accessory structure; 6) Section 62-2100.5(1)(d) to permit a variance of 13 sq. ft. over the 600 sq. ft. allowed for an accessory structure; 7) Section 62-2100.5(1)(b) to permit a variance of 1,498 sq. ft. over the total floor area of the principal structure allowed for all detached structures, in an RRMH-1 (Rural Residential Mobile Home) zoning classification. The property is 1.94 acres, located on the north side of Brockett Road, approximately 1,706 feet west of Hammock Road (2810 Brockett Road, Mims) (21PZ00079) Tax Account 2110383) (District 1)
- H.2.** Lance C. Boncek requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1334(4) to permit a variance of 1.42 acres from the required 2.5-acre minimum lot size in the AU(L) (Agricultural Residential) zoning classification, currently in a GU (General Use) zoning classification. The property is 1.08 acres, located on the south side of Angelica Street approximately 700 feet east of Alan Shepard Avenue (3375 Angelica Street, Cocoa) (Tax Account 2403955) (District 1)

- H.3.** Jeannette L. Knight requests variances from Chapter 62, Article VI, Brevard County Code, as follows: 1) Section 62-1341(5)(a), to permit a variance of 13 ft. from the required 20-ft. rear setback for a principal structure; 2) Section 62-1341(5)(a), to permit a variance of 2.1 ft. from the required 7.5-ft. side setback for a principal structure; 3.) Section 62-1341(5)(b) to permit a variance of 7.0 feet from the required 7.5-foot side setback for an accessory structure, in a RU-1-9 (Single-Family Residential) zoning classification. The property is 0.17 acres, located on the south side of Needle Boulevard, approximately 453 feet east of Fourth Place (315 Needle Boulevard, Merritt Island) (21PZ00088) (Tax Account 241913) (District 2)
- H.4.** Kenneth Kurt & Tina C. Krokenberger request a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1339(5)(b) to permit a variance of 5.6 ft. from the required 10-ft. side (north) setback for an accessory structure, in an EU-2 (Estate Use Residential) zoning classification. The property is 0.46 acres, located on the northeast corner of the cul-de-sac of Brahman Avenue, approximately 738 feet north of Tuckaway Drive (3401 Brahman Avenue, Rockledge) (21PZ00093) (Tax Account 2522033) (District 2)
- H.5.** Brad A. Lange requests a variance from Chapter 62, Article VI, Brevard County Code, Section 62-1371(4)(b) to permit a variance of 25 ft. from the required 75-ft. lot width in BU-1 (General Retail Commercial) & RU-2-30 (High Density Multiple Family Residential) zoning classifications. The property is 2 acres, located on the east side of North Courtenay Parkway, approximately 1,085 feet south of Chase Hammock Road(4910, 4920, 4930 and 4940 North Courtenay Parkway, Merritt Island) (21PZ00094) (Tax Account 2318704) (District 2)

Public Comment

Adjournment

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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>