

**AGENDA**  
**TOWN OF INDIALANTIC BOARD OF ADJUSTMENT**  
**Council Chamber, 216 Fifth Avenue, Indialantic, FL 32903**  
**April 7, 2021 AT 5:30 P.M.**

**A. Call to Order:**

David A Justice	Chairman
Chris Campbell	Vice Chairman
Safvat Kalaghchy	Member
Jeffrey Schulte	Member
Sam Martorella	Member
Stephen Baughn	1 <sup>st</sup> Alternate
Michael Hill	2 <sup>nd</sup> Alternate

**B. Approval of Prior Meeting Minutes:**

Minutes – January 13, 2021

**C. Variance Request -- Site Address: 134 Second Avenue, Applicant: Amber Chang Armstrong (Owner), Zoning: R-2 Duplex Residence Districts. Variances requested:**

**Section 113-225 Accessory Buildings and Structures in Residential Zoning Districts:**

**(1) (c)** – A variance to the requirement that no accessory building or accessory structure shall be permitted on any lot without a pre-existing primary structure on the same building site. *Applicant intends to demolish and rebuild the primary structure (the home) and would like to keep the existing non-conforming accessory structure (detached garage).*

**(5)** – A variance to the requirement that private garages shall not exceed 600 square feet. *Applicant states the existing non-conforming detached garage is 785 sq ft and is requesting a variance of 185 sq. ft.*

**Section 113-226 Building Grade:**

**(b)** -- A variance to the requirement that the finished grade shall not be less than ten inches above the elevation of the crown of the street. *Applicant states the elevation of the existing non-confirming detached garage is 7-9 inches above the road and is requesting a variance of 1-3 inches.*

**Section 113-333 R-2 Duplex Residence Districts:**

**(2) b.** -- A variance to the requirement that all accessory buildings located in the rear yard shall be set back not less than four feet from all lot lines. *Applicant is requesting a 3' variance for the western setback and a 2.5' variance for the northern setback*

**(4)** -- A variance to the 8 foot maximum height requirement for an accessory use structure. *Applicant states the existing non-conforming detached garage height is 11.5' and is requesting as variance of 3.5 feet.*

**D. Adjournment:**

Notice: Pursuant to section 286.0105, Florida Statutes, the town hereby advises the public that if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the town for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Americans with Disabilities Act: Persons planning to attend the meeting who need special assistance must notify the office of the town clerk at 321-723-2242 no later than 48 hours prior to the meeting.