



## Planning and Development Department

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

## Inter-Office Memo

TO: Board of Adjustment Members

FROM: Paul Body, Senior Planner

Thru: Trina Gilliam, Planning & Zoning Manager

SUBJECT: Variance Staff Comments for Wednesday, September 17, 2025

DATE: August 18, 2025

### DISTRICT 2

**(25V00032) The Stacey L. Dehn Revocable Trust** (Keith Bennett) requests three variances of Chapter 62, Article VI, Brevard County Code as follows; 1.) Section 62-1341(5)(b) to allow 4.9 ft. from the required 7.5 ft. side (west) setback for an accessory structure (carport); 2.) Section 62-1341(5)(b) to allow 1 ft. from the required 7.5 ft. side (west) setback for an accessory structure (shed); and 3.) Section 62-1341(5)(b) to allow 5 ft. from the required 5 ft. separation distance for an accessory structure (carport) in an RU-1-9 (Single-Family Residential) zoning classification. This request represents the applicant's request to legitimize an existing carport and an existing shed. The applicant states that the carport and shed were built by a previous owner and were in their existing configuration and location when she purchased the property on January 20, 2021. The first request equates to a 65% deviation to what the code allows. The second request equates to a 13% deviation to what the code allows. The third request equates to a 100% deviation to what the code allows. There are no variances approved to accessory setbacks and separation distance in the immediate area. There is no code enforcement action pending with the Brevard County Planning & Development Department. If the Board approves the variance, it may want to limit its approval as depicted on the survey provided by the applicant with a date of 6/24/2025.