



BELLEAIR BUILDING DEPARTMENT
901 PONCE DE LEON BLVD.
BELLEAIR, FL 33756
(727) 588-3775
WWW.TOWNOFBELLEAIR.COM/BUILDING

VARIANCE APPLICATION

View all Town of Belleair codes at www.townofbelleair.com/code

The undersigned, Donald G. Kikta, Jr. & Kelly Kikta, owner of lot
Lot 13 _____, block 61, subdivision
Belleair Woods, property, Commission of the Town of Belleair for
a variance on the above-described property.

Present property zone: R-1

Present property land use: Single Family Residential

The decision involves Article II, Section 74-84 of the Belleair Land Development Code.

The Commission's power arises under Article V, Section 66.253 of the Land Development Code

elief requested by the applicant (attach additional sheets as needed)

Please see the attached.

Justification for the request (requests must demonstrate the practical difficulty or unnecessary hardship which justifies the variance) (attach additional sheets as needed)

1. Unique shape of the lot.
2. Original structure location due to existing Century Oak that was lost in recent storms.



ACKNOWLEDGEMENTS

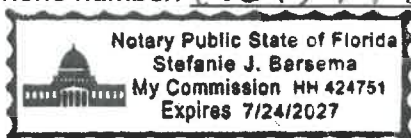
Attached is a non-refundable fee to defray expenses incurred by the Town of Belleair in processing this application. **All costs incurred by the Town above and beyond the variance application fee will be the responsibility of the applicant regardless of approval or denial of the request.** I am aware that this request will be voided should I or my representative fail to appear at the public hearings scheduled to consider this request.

I am aware that any variance that may be granted will automatically expire 12 months after approval by the Town Commission unless a building permit is produced from the Town with respect to the improvements contemplated by this application for variance within said 12-month period unless the construction of said improvements is promptly commenced pursuant to the building permit and diligently pursued to completion thereafter.

FEE: \$2,150.00 Belleair address: #8 Westwood Lane Date: 12 March 2025

Owner name: Donald & Kelly Kikta Owner signature: [Signature]

Phone number: (727) 744-4078 Email: kellykikta@gmail.com



[Signature]

3/14/2025

Relief requested by the applicant:

1. Request for an addition, requires front yard and rear setback variance
2. Front yard setback from 25' to 12'-8" from property line arc or 4'-11" from front yard property line chord.
3. Rear yard setback of 14'-6" where 20'-0" is requested. 5'-4" variance.

Justification for the request

1. Unique shape of the lot (the hardship results from conditions that are peculiar to the property; being on the back of the cul-de-sac has land for the addition but the shape encroaches on the setback lines)
2. Original structure location due to existing Century Oak that was lost in recent hurricane.

In addition to the unique shape of the lot/original structure:

3. Homeowners are medical professionals. Kelly Kikta is a registered transplant nurse. Donald Kikta is an interventional cardiologist at Morton Plant hospital, which requires weekly on-call duties to perform emergency cardiac cauterizations and life-saving procedures. The distance from home and the hospital is essential.
4. Eldery parents - building an addition allows us to move in and assist Donald's parents who require first floor accommodations.
5. Our neighbors support the addition, as it will raise property values. Both the architect and General Contractor reside in Belleair, and have the same love for the town that we do.

KIKTA APPLICATION

1. Front yard setback from 25' to 12'-8" from property line arc or 4'-11" from front yard property line chord.
2. Rear yard setback of 14'-6" where 20'-0" is required, 5'-6" variance. The existing encroachment of 6'-1" is existing. 13'-11" where 20'-0" is required.



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VARIANCE APPLICATION CHECK-OFF SHEET

Application shall be **fully completed** and must include the following information

Owner's Name: Donald J. Kikta, Jr. & Kelly M Kikta

Owner's Mailing Address: #8 Westwood Lane, Belleair, FL 33756

Property Address: #8 Westwood Lane, Belleair, FL 33756

Phone Number: (727) 744-4078

Representative's Name (if any): Stephen R. Fowler, AIA

Representative's Address (if any): 1421 Court St. Std. D, Clearwater, FL

Representative's Phone Number (if any): (727) 449-2021

Date of Original Construction: 1980 (estimate)

Impervious Cover: Existing: 0.43; Proposed: 0.52

Flood Zone and Elevation: "X"

REQUIRED INFORMATION - PROVIDE (10) COPIES EACH

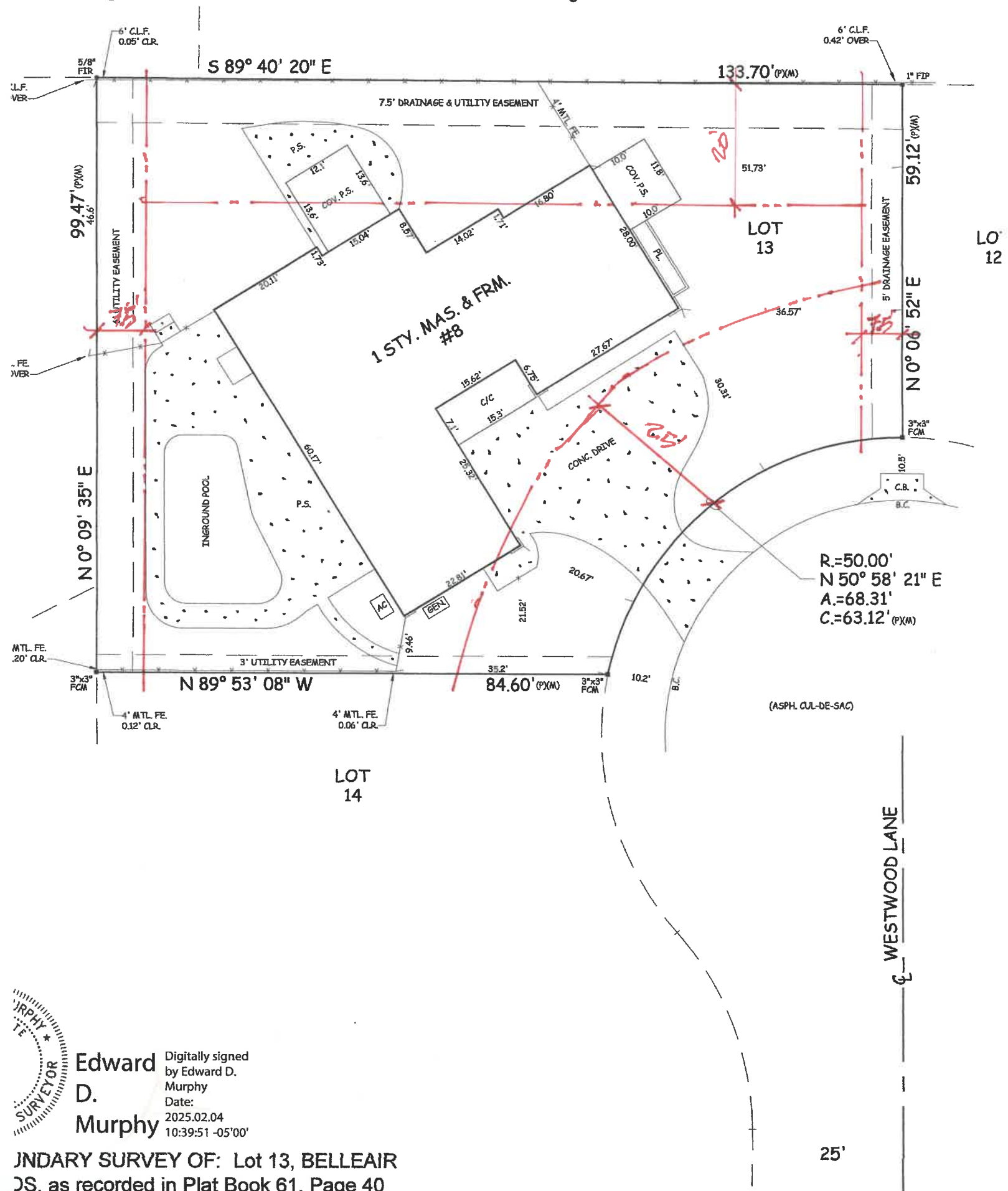
- ☒ Plans/Specs/Product Brochure
- ☒ Photos of the area (straight/right angle/left angle)
- ☒ Survey with setbacks shown
- ☒ Site plan with setbacks shown

TOWN REVIEW

	<u>ZONING</u>	<u>PUB.WK</u>	<u>FIRE</u>	<u>BULD.</u>	<u>MRG.</u>
Date Sent:	_____	_____	_____	_____	_____
Date Returned:	_____	_____	_____	_____	_____

LOT
5

LOT
3



MURPHY
SURVEYOR

Edward
D.
Murphy
Digitally signed
by Edward D.
Murphy
Date:
2025.02.04
10:39:51 -05'00'

BOUNDARY SURVEY OF: Lot 13, BELLEAIR
PLAT, as recorded in Plat Book 61, Page 40

25'

FRONT (SOUTH) ELEVATION.





RIGHT SIDE (EAST) ELEVATION.

To who it may concern:
Re: #8 Westwood Lane
Belleair, FL 33756

We have reviewed the front and rear yard setback
variance applications, as indicated on the attached plan
by the Kikta family, and have no objection to their request.

Name: James & Kandace Smith
Address: 7 Westwood Lane Belleair FC
Date: 3-11-2025 33756

To who it may concern:
Re: #8 Westwood Lane
Belleair, FL 33756

We have reviewed the front and rear yard setback
variance applications, as indicated on the attached plan
by the Kikta family, and have no objection to their request.

Name: Alfred Soto Nancy Soto

Address: 6 Westwood Ln Belleair FL 33756

Date: 3/10/2025

To who it may concern:
Re: #8 Westwood Lane
Belleair, FL 33756

We have reviewed the front and rear yard setback
variance applications, as indicated on the attached plan
by the Kikta family, and have no objection to their request.

Name: Trent & Deona Cole

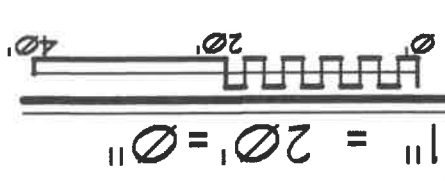
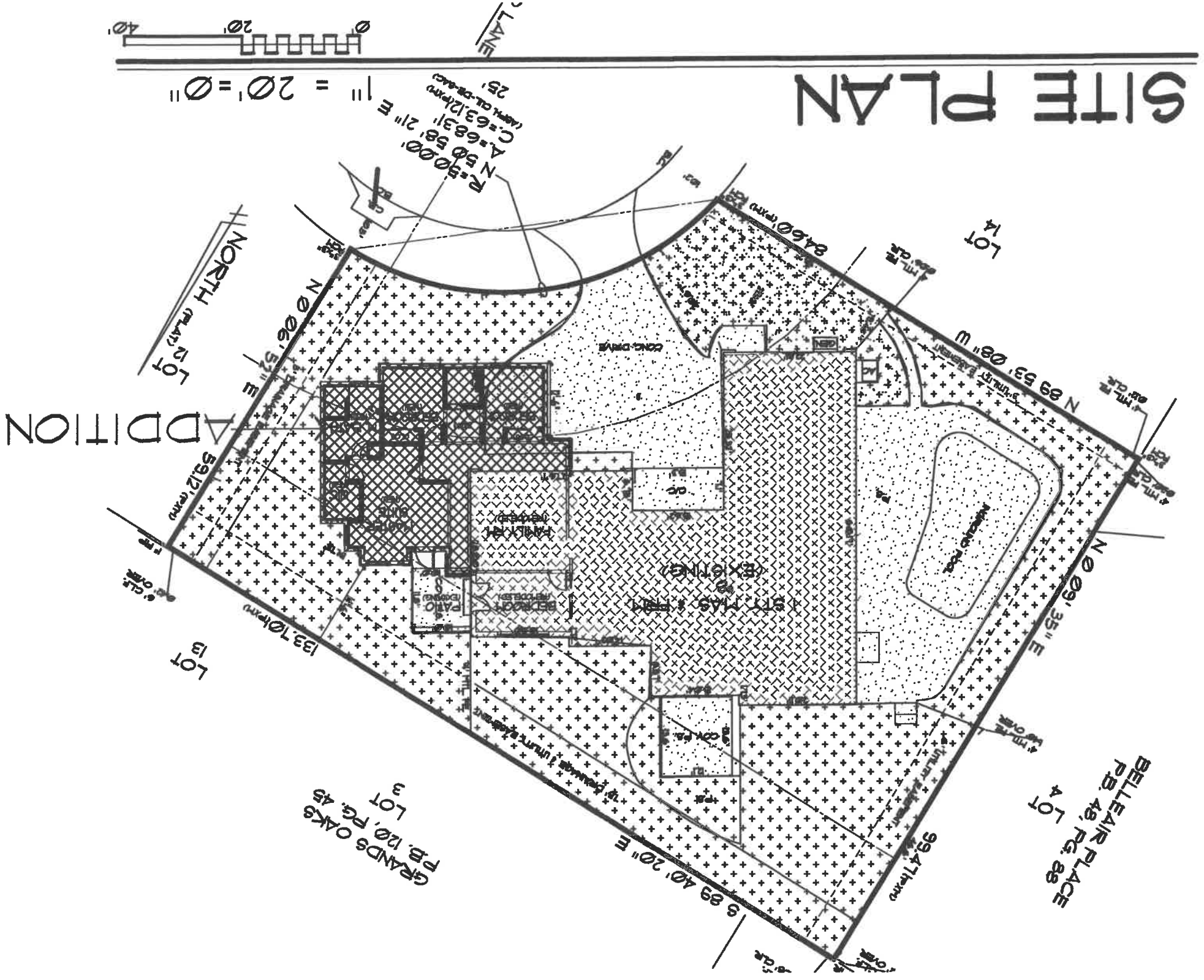
Address: 3 Westwood Lane, Belleair, 33756

Date: 3/10/25

X Deona Cole

X Trent Cole

SITE PLAN



To who it may concern:
Re: #8 Westwood Lane
Belleair, FL 33756

We have reviewed the front and rear yard setback
variance applications, as indicated on the attached plan
by the Kikta family, and have no objection to their request.

Name: Jessica Pallas

Address: 4 Westwood Lane

Date: 3-13-2025