



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

VARIANCE APPLICATION

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

The undersigned, Brett & Dr. Cynthia Braciak, owner of lot 20, block A, subdivision Eagles Nest Garden Estates, property, Commission of the Town of Belleair for a variance on the above-described property.

Present property zone: R-2

Present property land use: Single Family Residential

The decision involves **Article** V, **Section** 66.253 of the Belleair Land Development Code.

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

Relief requested by the applicant (attach additional sheets as needed)
See attached.

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

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: 230 S Garden Circle Date: 04/09/2026

Owner name: Brett and Dr. Cynthia Braciak Owner signature: Brett Braciak
DocuSigned by: 37364E9366D548F...

Phone number: (727) 418-2645 Email: babraciak@outlook.com

Variance Application for 230 S Garden Circle

Relief Request by the applicant:

We are requesting compound (2 or double) variance relief; a maximum 11.5-ft encroachment on the 25-ft setback on the south and a maximum 8-ft encroachment on the existing 25-ft east setback.

Justification for the Request:

This request is for relief from the required setbacks under the R-2 zoning district due to the unique physical characteristics of the subject property.

The property is an irregularly shaped lot bordered by public rights-of-way on three sides—South Garden Circle, East Garden Circle, and West Garden Circle. As a result, the property is subject to three 25-foot front setbacks, rather than the typical condition of one front setback and two reduced side setbacks. The requested variance represents the minimum necessary to allow for reasonable use of the property and respects the surrounding properties within the same zoning district. The proposed improvements will remain compatible with the scale, character, and spacing of nearby homes, and consistent with the existing line of sights.