



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, Robert Ford, owner of lot
4 @ 5FTx85FT Triangle N'LY Line at Lot 3, block _____, subdivision
4 ETC Belleair Woods, property, Commission of the Town of Belleair for a
 variance on the above-described property.

Present property zone: Non EVAC

Present property land use: Residential

The decision involves **Article** _____, **Section** _____ 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)

Request for partial relief from the 25-foot set back on a section of the north side property line to construct an attached covered patio. Refer to attachment A and architectural drawings.

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

Refer to attachments B and C.

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: 7 Eastwood Lane

Date: Belleair 4/2/26

Owner name: Robert Ford

Owner signature: [Signature]

Phone number: 7275600056

Email: bob@thefordhome.com



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VARIANCE APPLICATION CHECK-OFF SHEET

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

Owner's Name: Robert Ford
Owner's Mailing Address: 7 Eastwood Lane, Belleair FL 33756
Property Address: 7 Eastwood Lane, Belleair FL 33756
Phone Number: 727-560-0056
Representative's Name (if any): Ronnie Busby
Representative's Address (if any): 3890 Harbor Heights Dr., Largo FL 33774
Representative's Phone Number (if any): 727-282-9864
Date of Original Construction: 1966
Impervious Cover: New construction - 352 sq ft. Total coverage - 4,578 sq ft (39%)
Flood Zone and Elevation: N/A and 50 to 60 FT

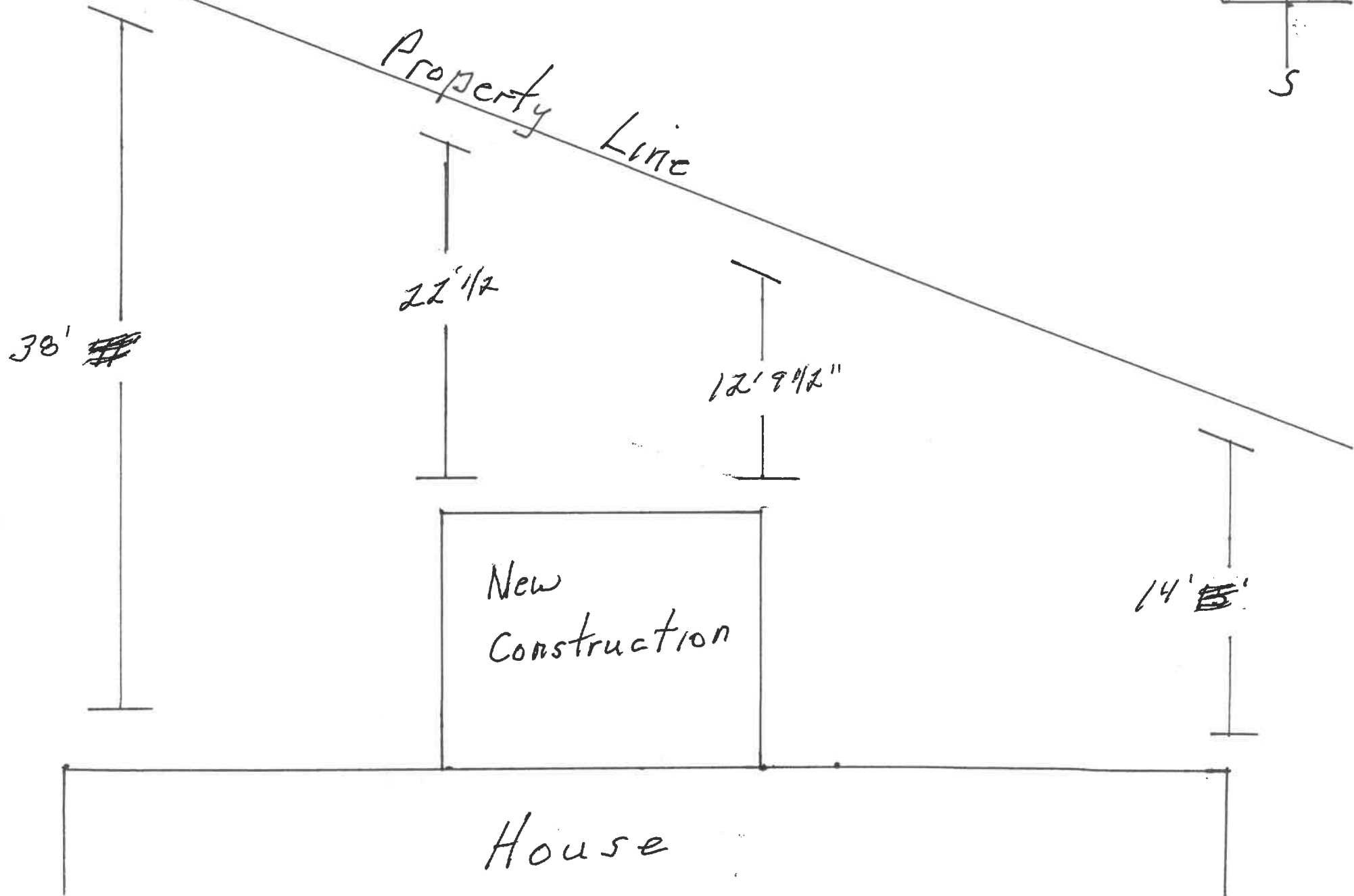
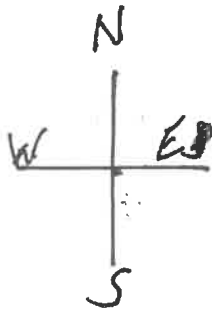
REQUIRED INFORMATION - PROVIDE (10) COPIES EACH

- ☐ 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:	_____	_____	_____	_____	_____

Attachment A



Ford Application for Variance

Attachment B – Practical Difficulty

Our lot is a good size but is a triangle shaped lot due to sitting at the end of a cul-de-sac road. Because of the shape of the lot there is reduced distance from the house to the property line further back in the lot you go. While the distance of the house to the property line towards the back of the house is less than the setback code, the distance to the neighboring houses is substantial.

From the spot we are requesting the variance, the neighboring house to the west is 95 feet, neighboring house to the north is 250 feet and the neighboring house to the east is 160 feet. Neither of the properties has an unimpeded view of the proposed project area and the proposed project would not be visible from our street. Refer to photo numbers 1,5,6, and 7.

Also, the proposed covered patio will provide a much-improved view of the north side of our property for the neighbors should they be able to see it. The design is to look as if the patio roof had been originally built with the house.

Ford Application for Variance

Attachment C - Justification

The real issue has become the Florida sun. My wife and I are now in our mid 70s and can no longer tolerate extended periods in the sun. I (Bob) continue to deal with melanoma issues. However, it is Florida and we want to maximize our time outdoors to enjoy the climate we live in and grill/eat/entertain outside. Our house, because of being on a cul-de-sac, is slightly turned towards a west/southwest orientation so our north side acts more like a west side giving the sun a direct line in the afternoons. Including the low-profile roof line, there is no protection from the sun in this area of our property. As for possible options, the east side and south sides of our house, being in the very rear of the triangle, have far less distance between the house and property line, no easy access and is just less practical/doable.

My wife and I have lived in our home since 1994. We love Belleair. Since purchasing our home (photo #8 in 1994) we have invested significantly in home/property improvements to ensure our home is an example of what one would expect in Belleair.

We appreciate your time and consideration.



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IMPERVIOUS SURFACE RATIO SHEET

Site Address: 7 Eastwood Lane Belleair, FL 33756

Impervious surface: *A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water.*

TOTAL SITE AREA IN SQUARE FEET (SF): 11,757

Existing Building Area (SF): 3,259

Slab Area (SF): 381.26

Driveway Area (SF): 427.5

Walkway Area (SF): 130.944

Condenser Platform Area (SF): 10.835

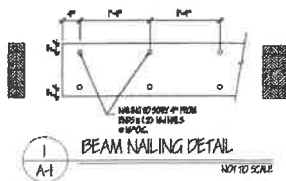
Pool and Deck Area(s) (SF): N/A

Accessory Structure Area (SF): Generator Slab 15

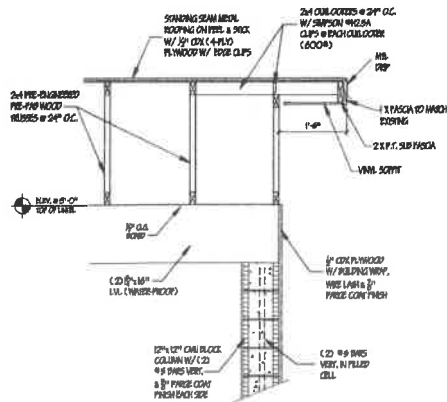
Proposed New Construction Area (SF): 352.833

TOTAL IMPERVIOUS LOT COVERAGE (SF): 4,577.363. 39% %

The maximum total impervious surface allowed is 60%



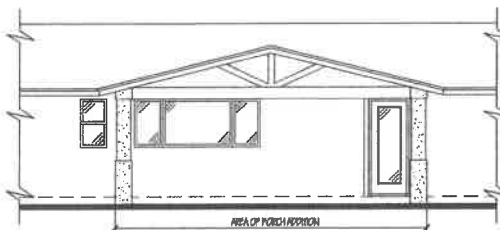
ROOF SHEATHING NAILING SCHEDULE		
CONNECTION	PARTICLE BOARD	OSB
6" OR LESS	8d NAILING	4" O.C. STUDS, 6" O.C. & FIELD
7" OR MORE	10d NAILING	4" O.C. STUDS, 6" O.C. & FIELD



NOTE - CONNECTORS SHOWN ARE MIN. OF SIMPSON STRONG-TIE. CONTRACTOR MAY SUBSTITUTE W/ EQUIV. OR GREATER VALUE W/ PRIOR APPROVAL FROM ENGINEER.

WOOD GRADE AND SPECIES	
RAFTERS & CORR. ROOF FLOORING	#2 SOUTHERN YELLOW PINE
BRACKER & EXTERIOR FLOORING	#2 STUDS
HATCH BEAMS	#2 SOUTHERN YELLOW PINE (PRESSURE TREATED)

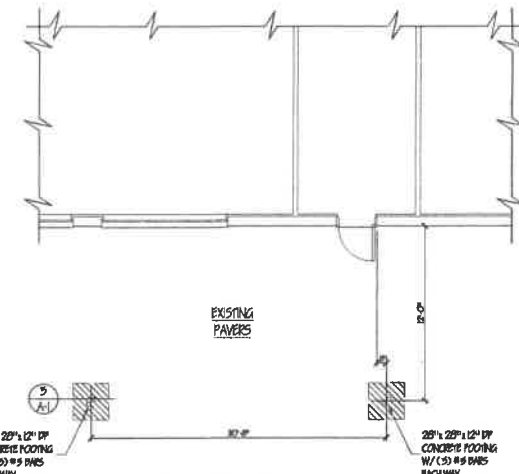
NOTE - ALL DIMENSIONS TO COMPLY W/ TABLE 2B(1) & (2) OF THE IRC



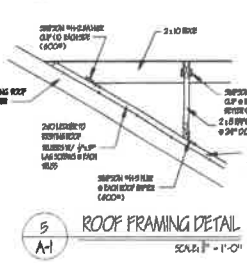
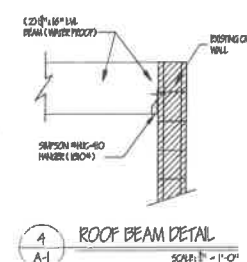
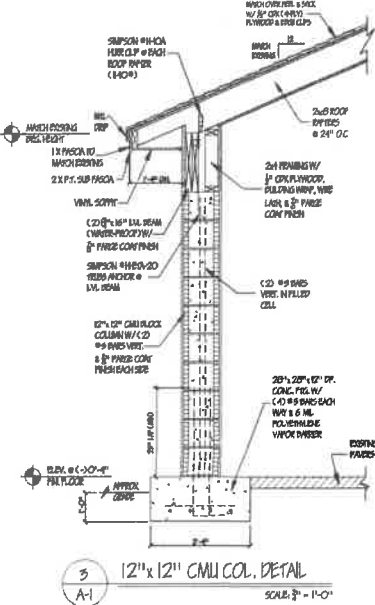
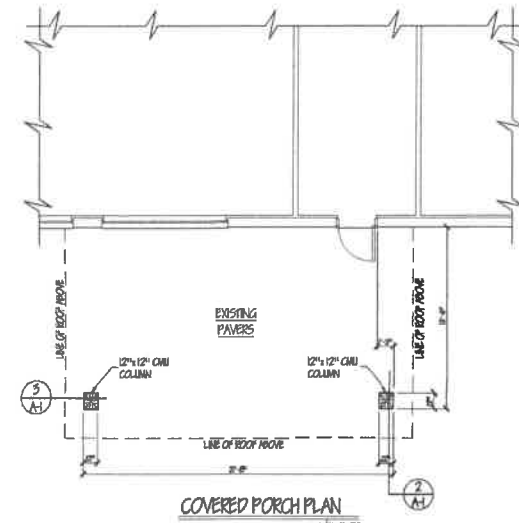
WOOD - GENERAL NOTES & SPECIFICATION

- WOOD STRUCTURAL FRAMING MEMBERS, WITH AN ALLOWABLE BENDING STRESS (F_b) PER NDS-91 = 1250 PSI AND A MODULUS OF ELASTICITY = 1,600,000 PSI EXCEPT STUDS WHERE 2x4 OR CONSTRUCTION GRADE MAY BE USED.
- PROVIDE GALVANIZED METAL HANGERS AND FRAMING ANCHORS OF THE SIZE AND TYPE RECOMMENDED NDS. (SIMPSON STRONG-TIE CONNECTORS OR EQUIV.)
- ALL BOLTS USED FOR WOOD CONNECTION SHALL BE A MINIMUM OF 6" DIAMETER (A307)
- DO NOT SPlice STRUCTURAL MEMBERS BETWEEN SUPPORTS.
- ALL EXPOSED WOOD OR WOOD IN CONTACT WITH EARTH OR CONCRETE TO BE PRESURE TREATED.
- UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE, METAL SURFACES, ROOFING FELT, OR PLASTER OR MATERIAL SHALL BE PLACED BETWEEN ALL TREES, I.E. 3, AND ANY OTHER UNTREATED LUMBER OR PL WOOD AND CONCRETE OR MASONRY SURFACES.

CONNECTOR SCHEDULE			
MODEL	PARTS	PL. APP.	UPLIFT
H-10A	(9) 401 @ RAFTER / (9) 101 @ PLATE	1417B	1410A
H-10B	(15) 1/2" @ TRUSS / (10) 101 @ RAFTER	10892	1810A
RR	(4) 101 @ RAFTERS & RIDGE BEAM	10896	1810A
H-25A	(5) 5d @ TRUSS / (5) 5d @ PLATE	10896	600A
H-25B-20	(10) 101	1417B	2295A



PRODUCT APPROVAL SPECIFICATIONS					
CATEGORY / SUB-CATEGORY		MANUFACTURER		PRODUCT DESCRIPTION	APPROVAL #
PANEL WALLS	SOFFIT	GENERIC BUILDING PRODUCTS		SOLID VINYL	PL-200001
ROOFING	UNDERLAYMENT	OSB		FIBER & STICK	PL-200002
	SINGLES	GP		ASTM/ICC SINGLES	PL-200003



d. macartney wilson a.i.a.
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P.O. BOX 308 BLAIRSTOWN, FLORIDA 32009-0308
TEL: 772-778-7257 FAX: 772-778-7257
WWW.DMACARTNEYWILSON.COM

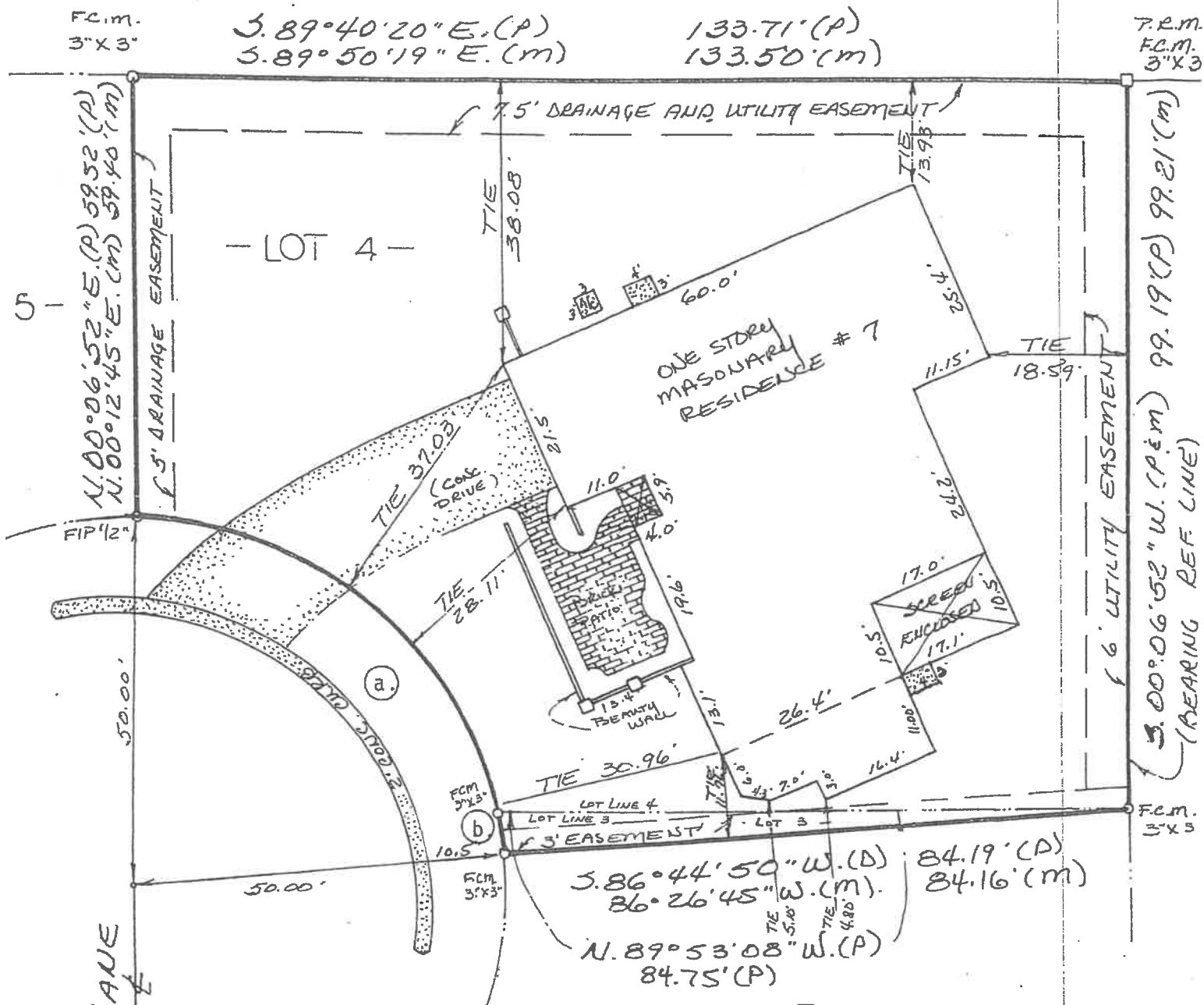
REVISIONS

NO.	DESCRIPTION
1	Wood Innovative Design

FORD RESIDENCE
7 EASTWOOD LANE
BELLEAIR, FLORIDA

JOB# 26-117
DATE: 03/25/26
A-1

BOUNDARY SURVEY SECTION 29, TOWNSHIP 29 S. R. 10 E.



$P_1 = 50.00'$

$$\text{Ch.} = 67.18'$$
$$CR = N \cdot 47^{\circ} 20'$$

SD: 11:17 23 00 H.

a. CURVE DATA: (PLAT)
B = 50.00!

R. = 50.00
Cb = 63.37'

A. = 68.64'

CB. = N50°33'32"W.

① CURVE DATA. (DEED)
R = 50.00' SURV

R. = 50.00
Cb = 5.00'

A. = 5.00'

CB. = N08-25-30"

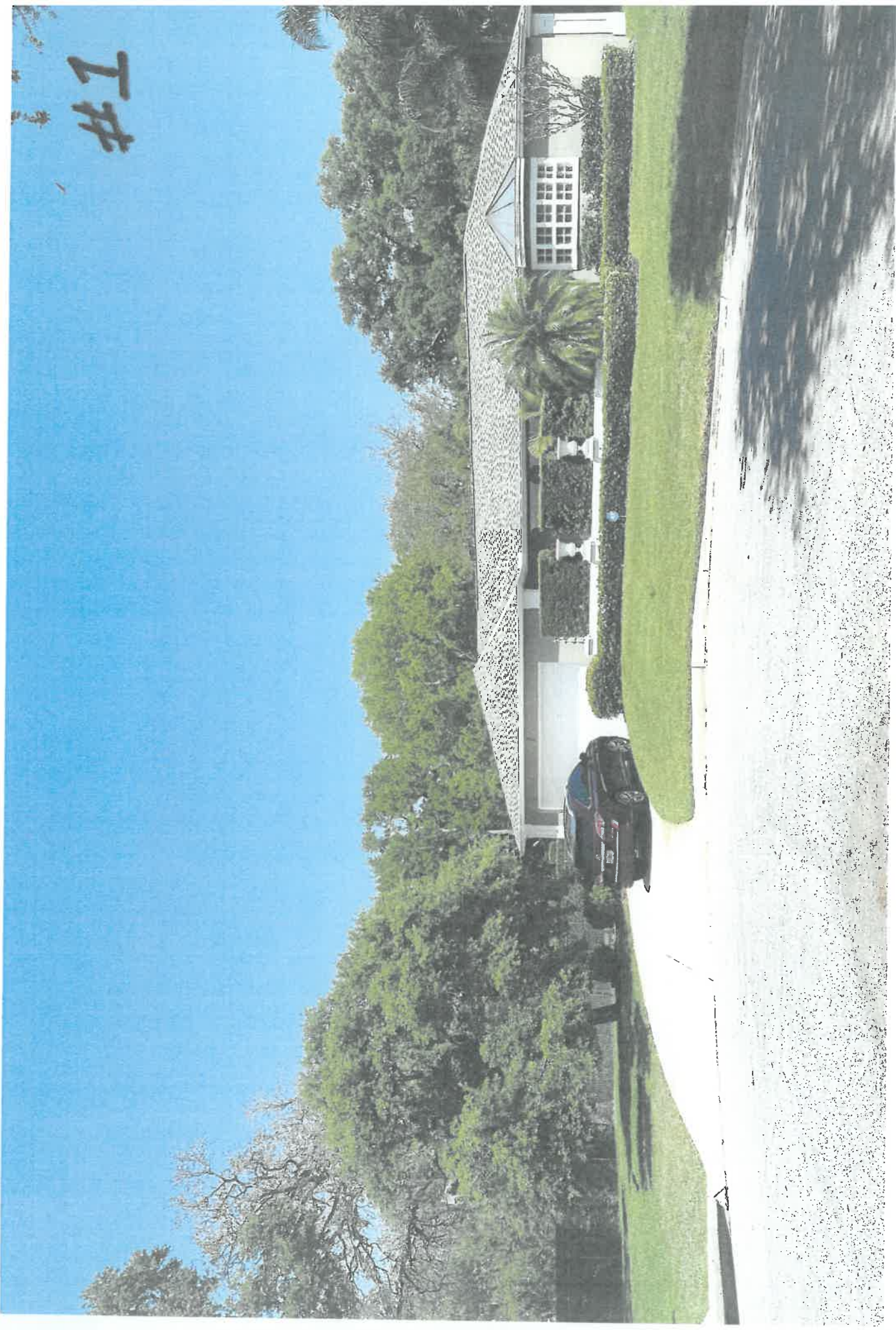
SURVEY IS SUBJECT TO A
TITLE SEARCH FOR EASEM
RIGHTS-OF-WAY AND OT
MATTERS OF RECORD
BASIS OF BEARINGS ARE
UNLESS OTHERWISE STATE
NO UNDERGROUND LOCATI
UNLESS SHOWN HEREON.

Ford Application for Variance

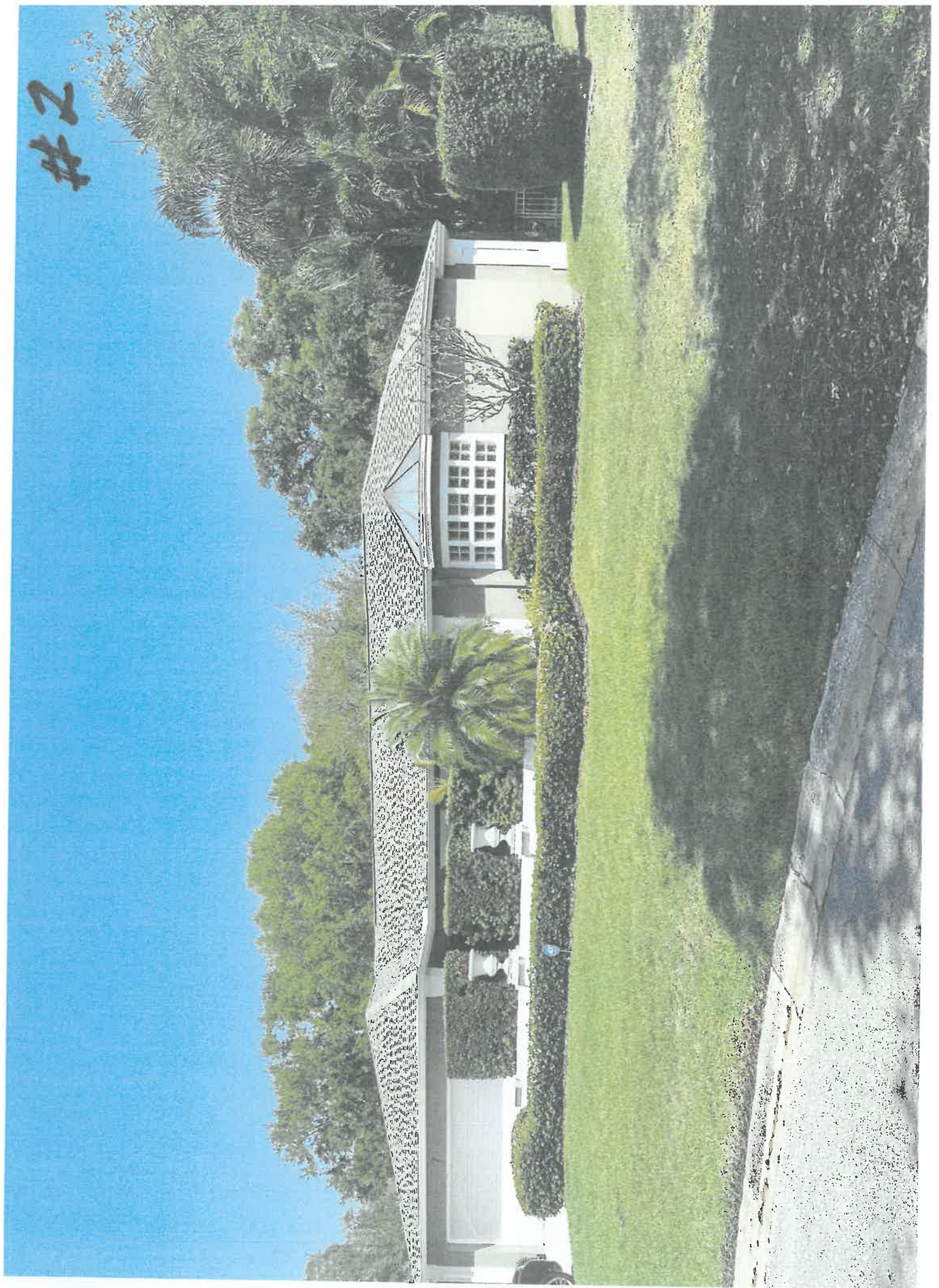
Property Photos

1. Front of House. Taken from center of cul-de-sac.
2. Right (south) side of house.
3. Left (north) side of house.
4. North side property line.
5. View from proposed project area to the West. 95 feet to neighbor's house at 8 Eastwood Lane.
6. View from proposed project area to the East. 160 feet to neighbor's house at 220 Ponce De Leon Blvd.
Neighbor's house, which is out of view, is around the corner from our house.
7. View from proposed project area to the North. 250 feet to neighbor's house at 224 Ponce De Leon Blvd.
Neighbor's house, which is out of view, is straight back.
8. Photo of our house when purchased in 1994.

#1



#2









5

9#



1#



8#

