



Town of Belleair - Variance for 7 Eastwood Lane

From Nancy Meyer <Nancy@cityattorneys.legal>
Date Tue 6/16/2026 11:29 AM
To Christine Nicole <cnicole@townofbelleair.net>
Cc ddixon <ddixon@cgasolutions.com>

Good Morning – Below please see an email from the Planner. Based on this email a variance is no longer necessary so as discussed the hearing scheduled for July 1st can be cancelled. Please advise the applicant. Also let him know that he will need to provide the information outlined below (if it has not already been provided) for his building permit(s). Mr. Dixon is happy to help in that process if needed. Please let me know if have any questions or need anything further from me. Have a good day.

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Board Certified in City, County and Local Government Law



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From: David Dixon <ddixon@cgasolutions.com>
Sent: Thursday, June 11, 2026 3:02 PM
To: Nancy Meyer <Nancy@cityattorneys.legal>; Zain Husain <zhusain@cgasolutions.com>
Subject: RE: Town of Belleair - Variance for 7 Eastwood Lane

Hi Nancy,

Per our recent conversations, we can provide the following determination:

- Upon review of all information provided, review of established practices, and information from the Magistrate hearing, the property line formerly determined as a rear lot line (the northerly lot line) can be determined to be a side lot line.
- As such the side lot line requires a minimum setback of 7.5 feet. If the applicant can verify the covered patio meets this and all other requirements, including calculations for impervious surface, floor area ratio, or any other site design requirements applying to the principal use of the lot, the variance request for an encroachment of 13 feet for a covered patio may no longer be needed.

Please let us know if further information or action is necessary.

Thank you.

Dave Dixon, AICP

Principal Planner



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