

MEMORANDUM

TO: Planning and Zoning Board
DATE: April 28, 2026
RE: Variance Application 2514 Nela Avenue

Planning and Zoning Case Number 2026-03-046:

PURSUANT TO SECTION 42-64, THE CITY OF BELLE ISLE PLANNING AND ZONING BOARD SHALL REVIEW AND TAKE ACTION ON A REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

Background:

1. On March 27, 2026, the applicant submitted a Variance application and the paperwork.
2. On April 15, 2026, letters to the abutting property owners were mailed within 300 feet of the subject property, and a legal advertisement was placed in the Orlando Sentinel on April 18, 2026.

The Board may adopt all, some, or none of these determinations as part of its findings of fact and add any additional findings of fact presented at the public hearing. The Board must determine if the criteria outlined in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met and approve, approve with conditions, or deny this request.

SAMPLE MOTION TO APPROVE: I MOVE PURSUANT TO SECTION 42-64 TO APPROVE REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

SAMPLE MOTION TO DENY: "I MOVE PURSUANT TO SECTION 42-64 **HAVING NOT BEEN MET, TO DENY** *[use only if NONE of the justifying criteria have been met] the requirements of, Subsections: [state only the subsections below that are not satisfied] having NOT been met; [may be used in addition to above or alone]* THE REQUESTED VARIANCE FROM SECTION 50-73 AND SECTION 54-132 (D) TO ALLOW A FRONT PORCH ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT ERIC D. KURITZKY, ARCHITECT, CBO, FOR THE PROPERTY LOCATED AT 2514 NELA AVENUE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 19-23-30-5888-02-060.

Or the Board can request that it be tabled to a date certain to allow for revisions as discussed.

SUBSECTION (D), a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship, and that said hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.

SUBSECTION (E), personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

SUBSECTION (F), the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

SUBSECTION (G), the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.



Variance and Special Exception Application

City Code Chapter 42, Art. II, Sec. 41-61 thru 41-72 AND Sec 42-64 Land Development Code

APPLICANT ERIC D. KURITZKY	OWNER RACHEL LANGE
ADDRESS 1800 EVERHART DR ORLANDO	PROJECT ADDRESS 2514 NELA AVE.
CONTACT NUMBER 407 496 0697	OWNER'S CONTACT NUMBER 407 595 1454
EMAIL ERIC@KURITZKY.NET	OWNER'S EMAIL RACHEL.LANGEME@GMAIL.COM
PARCEL ID# 19-23-30-5888-02-060	
LAND USE CLASSIFICATION LDR	ZONING DISTRICT R-1-AA
SECTION OF THE CODE VARIANCE REQUESTED ON 42-64(1) f 42-64(1) g	<input checked="" type="checkbox"/> Variance Fee \$300 <input type="checkbox"/> Special Exception \$750
DETAILED VARIANCE REQUEST SEE ATTACHED	
<ul style="list-style-type: none"> The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within nine (9) months. Further, the requested user does not violate any property deed restriction. By applying, I authorize the City of Belle Isle employees and members of the P&Z Board to enter my property during reasonable hours to inspect the area to which the application applies. The applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) picture of the front of the property and at least two photos (from different angles) of the specific area of the property to which the application applies. 	
APPLICANTS SIGNATURE 	OWNER'S SIGNATURE
<input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> OTHER	P&Z CASE NUMBER 2026-03-046 DATE OF HEARING 4-28-2026

VARIANCE

Sec. 42-64. - Variances. The Board shall have the power to approve, conditionally approve or deny applications for a variance from the terms of the Land Development Code.

Criteria. The Board shall not approve an application for a variance from terms of the Land Development Code unless and until:

a. A written application for a variance is submitted to the city manager or the city manager's designee on a form provided by the city clerk setting forth all of the special conditions and circumstances that exist in favor of the granting of the variance and addressing the requirements of subsections (1)d–g of this section of the criteria set forth in this section. Upon submission of the properly completed application and the appropriate fee, the city manager or the city

- manager's designee shall refer the application to the board.
- b. Notice of public hearing for the variance shall be given as required by the article for hearing before the board.
 - c. The public hearing on the application for the variance shall be held. The applicant, the applicant's agent as evidenced by a signed writing or the applicant's attorney shall appear before the board.
 - d. It is determined that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.



- e. It has been determined that personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Land Development Code or for the purpose of obtaining a variance.
- f. It is determined that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- g. It is determined that the granting of the variance will be in harmony with the general purpose and intent of the Land Development Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.
- h. The board shall find that the preceding requirements have been met by the applicant for a variance.
- a. In granting any variance, the Board may prescribe appropriate conditions and safeguards to comply with the Land Development Code. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Land Development Code and punishable in accordance with this article. At the Board's discretion, such variance may be revoked for violation of the condition and safeguards.
- b. The Board may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed. Under no circumstances, except as permitted above, shall the Board grant a variance to allow a use not generally or by special exception allowed in the zoning district involved or any use expressly or by implication prohibited by the terms of the Land Development Code in the zoning district. No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of land, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

The Board shall find that the preceding requirements have been met by the applicant for a variance.
 (2) *Violations of conditions.*

SPECIAL EXCEPTION

Applications submitted must meet all of the above criteria before the Board can grant a variance. The applicant bears the burden of proof that they comply with the criteria.

A special exception addresses the compatibility of uses, differing slightly from a variance. The approval of a special exception depends on how the request affects the surrounding area. All uses allowed as special exceptions are listed within the individual zoning districts. Before the Board can approve a special exception, the request must meet all of the following criteria:

1. A written application for a special exception must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month. (See Above)
2. The Board shall find that it is empowered under the section of the zoning ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.
3. It is determined that public health, safety, comfort, order, convenience, prosperity, morals, or general welfare is promoted, protected, or improved.

General Information

1. Certain conditions may be prescribed on the special exception or variance approved by the Board.
2. The applicant must be present at all hearings.
3. Decisions rendered by the Board do not become final until fifteen (15) days after the hearing. The fifteen-day waiting period allows all aggrieved parties to appeal the decision. Any person filing an appeal will submit, within fifteen (15) days of the decision, a notice stating where they feel the Planning and Zoning Board erred in their decision. Belle Isle's City Council will then hold an appeal hearing.
4. Sec 42-61 thru 41-72—Variances and special exceptions granted by the Board will become void if a permit necessary for utilizing the variance or special exception is not issued within six (6) months of the date approved by the Planning and Zoning Board.

FOR OFFICE USE ONLY: FEE: <input checked="" type="checkbox"/> \$300 VARIANCE <input type="checkbox"/> \$750 SPECIAL EXCEPTION	3/27/26 Date Paid	322 <input checked="" type="checkbox"/> Check <input type="checkbox"/> Cash	 Rec'd By
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City of Belle Isle
 1600 Nela Avenue, Belle Isle, FL 32809
 Tel 407-851-7730 * Fax 407-240-2222 * www.belleislefl.gov
Variance and Special Exception Application

ABOUT YOUR PUBLIC HEARING

The following information is provided to assist applicants in applying for a variance, special exception, or use determination. The City of Belle Isle's Planning and Zoning Board, which comprises seven (7) non-paid volunteer residents, meets on the fourth Tuesday of the month to hear various planning and zoning issues, including variances, special exceptions, and use determinations. In recommending approval or denial of a request, the Board looks at each application individually to determine if the request meets the following criteria:

A written application for a **variance must be submitted to City Hall no later than 4:00 p.m. on the first Thursday of the previous month**. The application **MUST** include:

- a. \$300 filing fee for a Variance: _____ \$750 filing fee for a Special Exception
- b. a completed application form,
- c. proof of ownership of the property, or a notarized statement from the owner with the representative's information,
- d. Ten (10) copies of a plot plan or survey showing all improvements to the property, ten copies of a scale drawing of the planned construction, illustrated on the survey, and digital format for large-scale documents is required.
- e. For boat dock variances, the survey must clearly illustrate Lake Conway's Normal High Water Line elevation (NHWL).
- f. **A narrative addressing how the variance complies with the following:**

<p>*Standards of Variance Justification</p>	<p>Section 42-64 of the Land Development Code (LDC) states that no application for a Zoning Variance shall be approved unless the Planning and Zoning Board finds that all of the following standards are met. Please answer each bold-text question in a separate typed or written document and submit it to the City as part of your variance request.</p>
<p>Special Conditions and/or Circumstances Section 42-64 (1) d</p>	<p>The applicant must prove that literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship. That hardship is created by special conditions and circumstances peculiar to the land, structure, or building involved, including but not limited to dimensions, topography, or soil conditions.</p> <p>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?</p>
<p>Not-Self- Created Section 42-64 (1) e</p>	<p>The applicant must prove that the special conditions and circumstances do not result from the applicant's actions. A personal (self-created) hardship shall not justify a variance; i.e., when the applicant creates the alleged hardship, they are not entitled to relief by their conduct. HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</p>
<p>Minimum Possible Variance Section 42-64 (1) f</p>	<p>The applicant must prove that the zoning variance is the minimum variance that will make the reasonable use of the land, building, or structure possible.</p> <p>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</p>
<p>Purpose and Intent Section 42-64 (1) g</p>	<p>The applicant must prove that approval of the zoning variance will be in harmony with the general purpose and intent of the Code, and such variance will not be injurious to the neighborhood, detrimental to public welfare, or contrary to the public interest.</p> <p>WHAT EFFECTS WILL APPROVAL OF THE VARIANCE HAVE ON ADJACENT PROPERTIES OR THE SURROUNDING NEIGHBORHOOD? (FOR EXAMPLE, ADEQUATE LIGHT, AIR, ACCESS, USE OF ADJACENT PROPERTY, DENSITY, COMPATIBILITY WITH SURROUNDING LAND USES, TRAFFIC CONTROL, PEDESTRIAN SAFETY, ETC).</p>

*For a variance application from Sec. 50-102 (b) fences and walls, please also identify how you comply with the variance criteria identified in Sec. 50-102 (b) (16). Please note that for a fence variance, you do not have to comply with Sec. 42-64 (1) d and (1) f.

ERIC D. KURITZKY, ARCHITECT, CBO
AR0007981 BU0001096

March 26, 2026

**City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809**

**RE: 2514 Nela Avenue
Front Porch Addition**

Variance and Special Exception Application
(Detailed Variance Request)

The Owner is proposing to add a roofed-over front porch and entry extension at the north-east corner of the existing house.

The proposed patio will have a depth of only about 7'-3". The proposed roof assures that the patio is useful in various weather conditions, and enhances the entry weather protection. The proposed gable roof will also enhance the front appearance of the house and entry, raising it's value and appearance for the neighborhood.

The front property lines curves towards the NE corner of the house, creating a very limited ability to enhance the house and entry, as the house was built parallel to the side property lines, not oriented to curvature of the road.

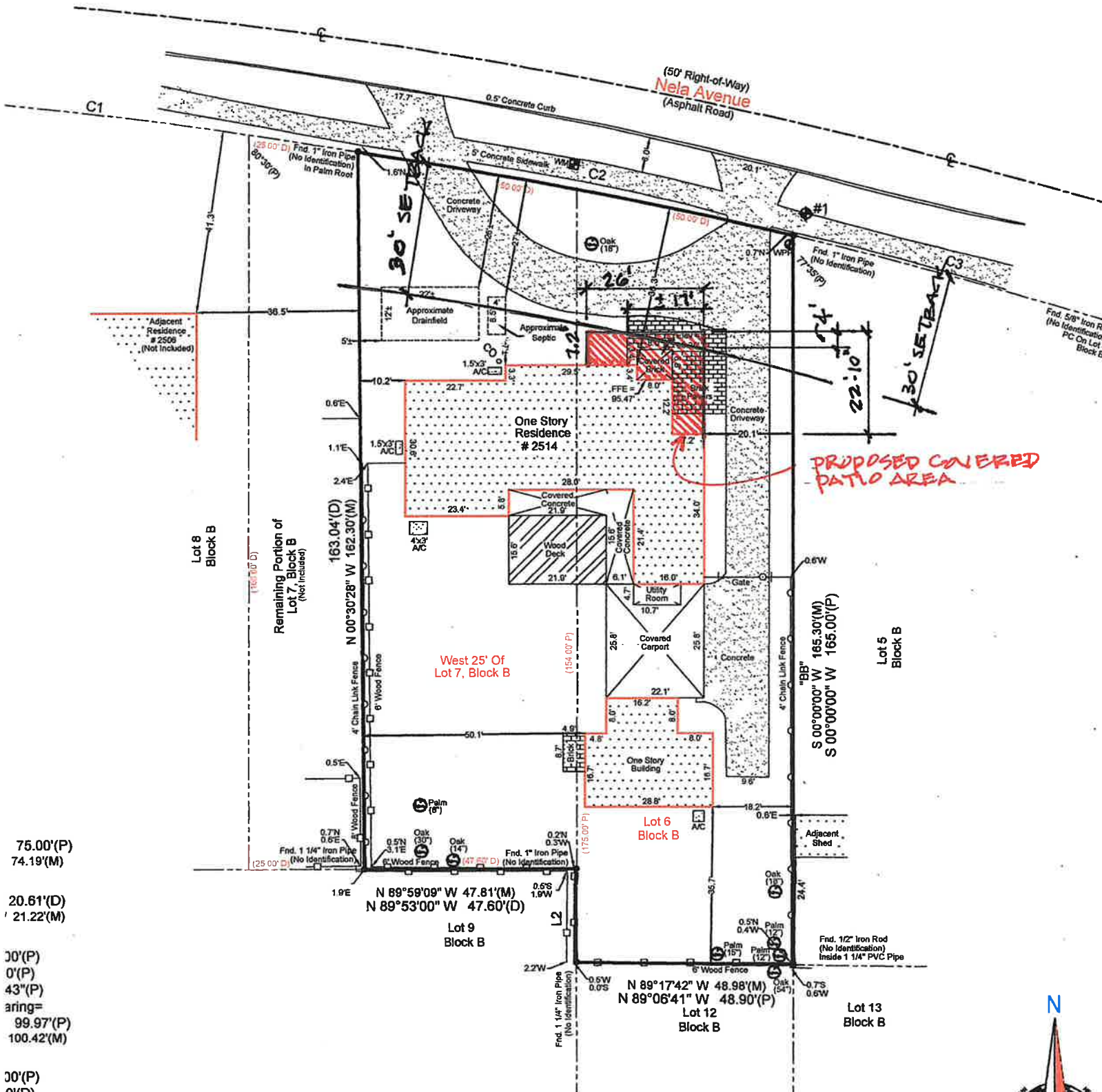
The NE corner of the proposed patio encroaches into the 30' front setback by about 4'-0", which curves with the front property line, then tapering to the front setback line. There is only about 34sf of porch encroachment into the front setback.

The variance is primarily related to the porch roof, as the patio is permitted to extend into the setback. The age and location on the property of the house contribute to the challenge of creating a useful, enhancing front patio and entry.

Thank you.



Eric D. Kuritzky, Architect, CBO



75.00'(P)
74.19'(M)

20.61'(D)
21.22'(M)

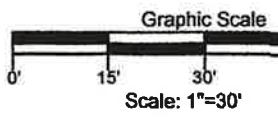
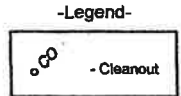
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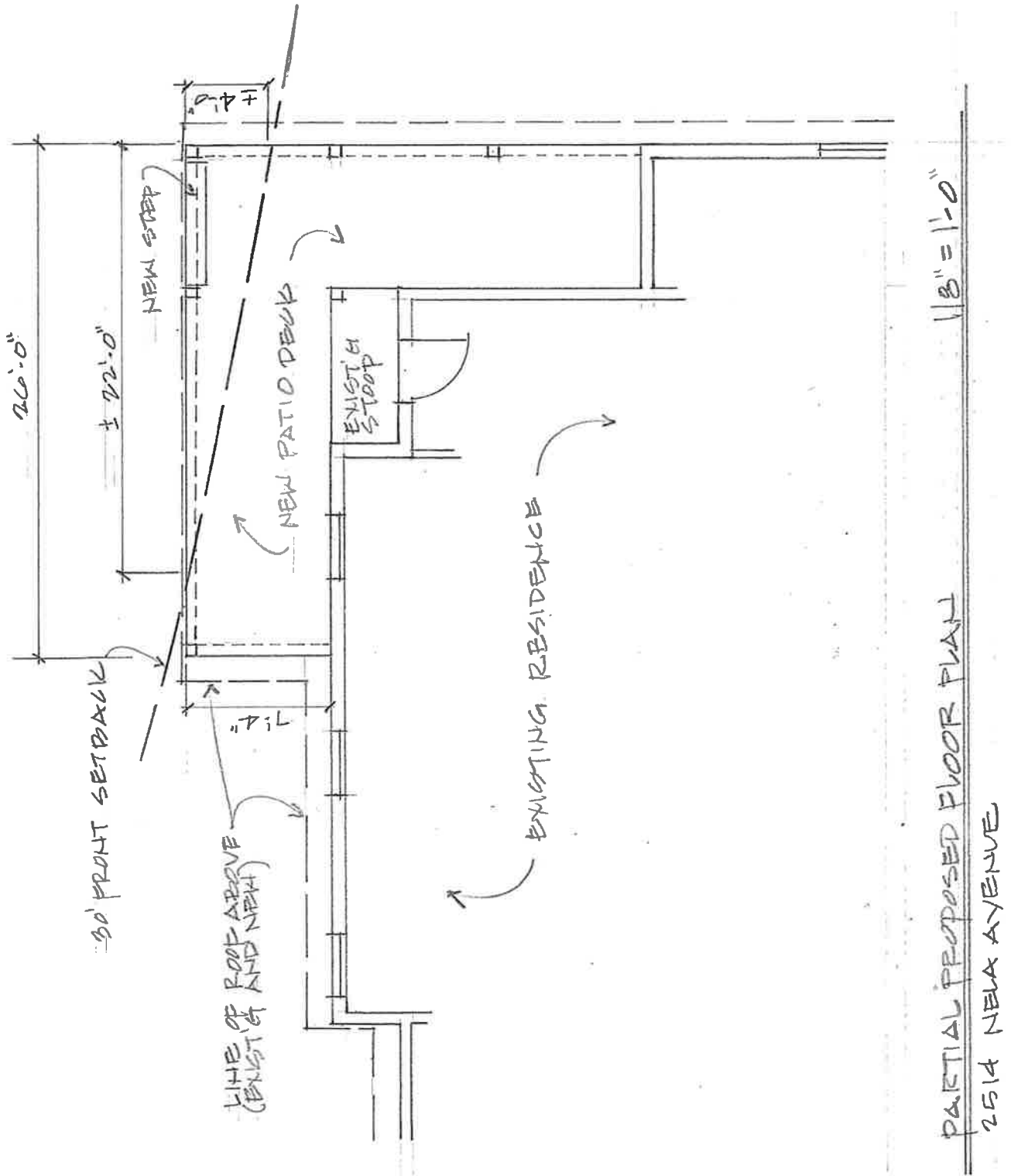
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43'(C)
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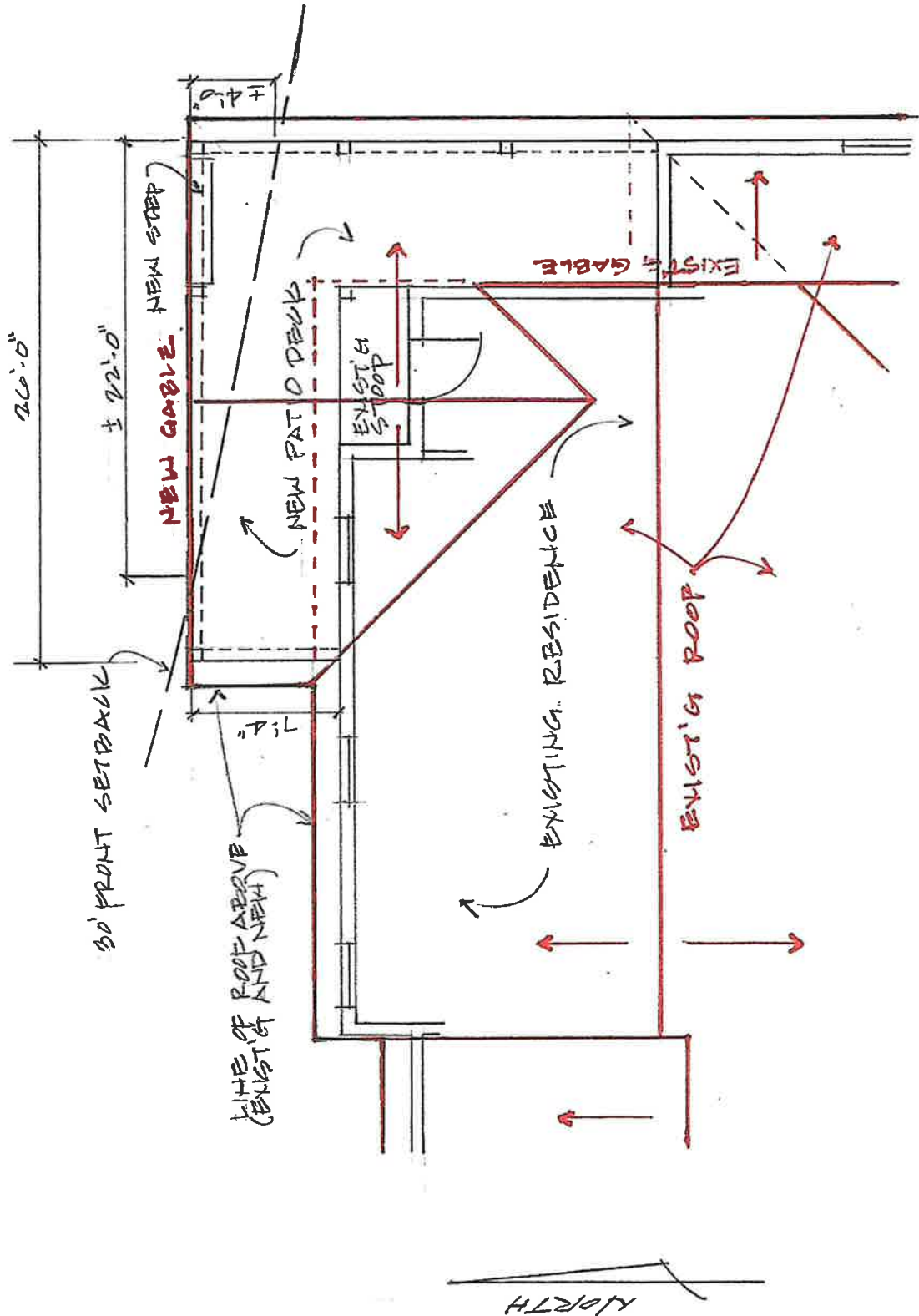
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74.81'(M)

Revision: Updated Survey - 09/30/25 - TCK
 Revision: Updated Survey - 09/24/25 - TCK
 Revision: Update - 07/05/23 - AWW
 Revision: Additional Elevations - 05/15/23 - AWW

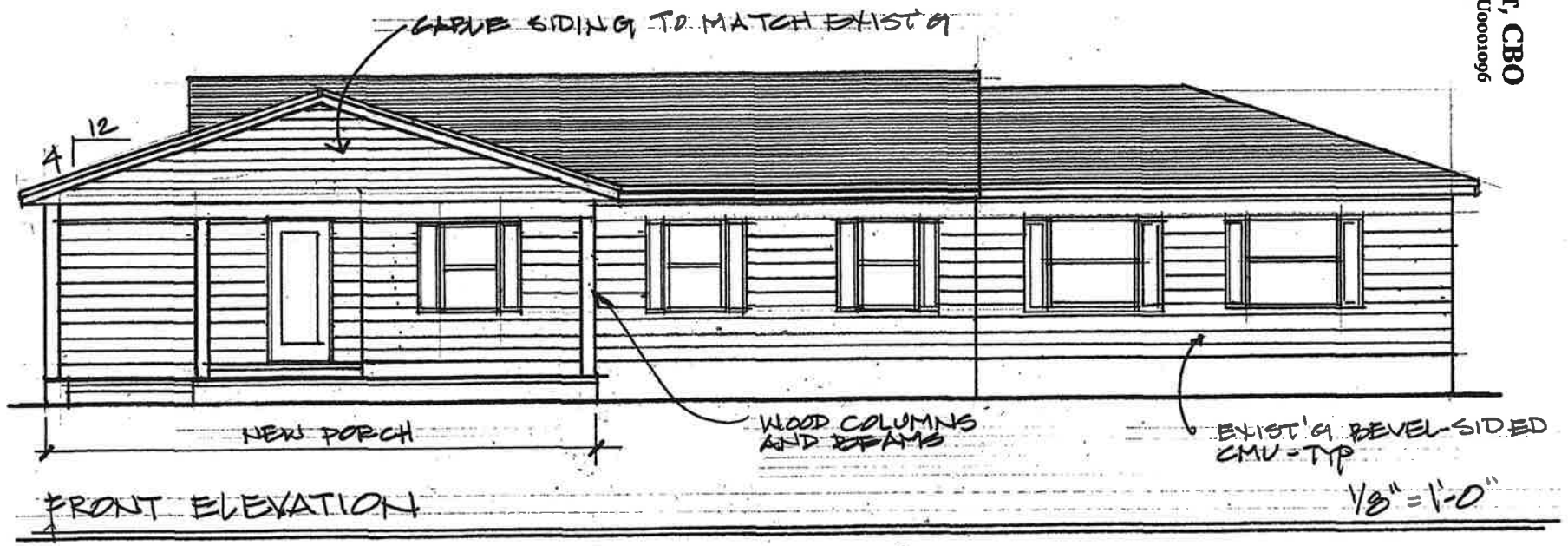
Note:
Bearings Shown
Hereon Are Assumed







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