

**April 17, 2026**

**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.

**Project Description and Background:**

This application is to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet. The property is an irregular shape as it curves towards the NE corner of the house. The applicant has provided supporting documentation with their application.

**Staff Recommendation:** Approve the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet. An evaluation based on the variance criteria for the application is below:

**1. Special Conditions and/ or Circumstances (Section 42-64 (1) d):**

This criterion is met by the fact that the lot is irregular shape as it curves in the front and is not rectangular, creating a varied setback line from the principal structure. This configuration provides limited yard areas that are customary to other typical rectangular shaped lots.

**2. Not Self- Created (Section 42-64 (1) e):**

This criterion is met due to the irregular shape of the lot.

**3. Minimum Possible Variance (Section 42-64 (1) f):**

The requested variance is the minimum possible variance needed to accommodate the porch. It meets the required setback for the majority of the porch. It is just in the NE section where approximately 34 square feet of the porch encroaches into the front setback by 4 feet.

#### 4. Purpose and Intent (Section 42-64 (1) g):

The requested variance is in harmony with the general purpose and intent of the land development code and not injurious to the neighborhood as it meets the supporting criteria above.

#### **Next Steps**

The Board may approve the variance application as it is, with specific conditions, continue the application if additional information is requested, or deny the application.

A decision by the Board may be appealed by an aggrieved person to the City Council pursuant to Sec. 42-71.

#### **Motion Examples:**

1. Approve the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet.
2. Deny the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet, [specify which standards are not met] or,
3. Continue the requested variance to allow a front porch addition to be built that will project into the required front yard building setback approximately four feet pending [specify information needed] from the applicant.