

MEMORANDUM

TO: Planning and Zoning Board  
DATE: April 28, 2026  
RE: Variance Application 1420 Belle Vista Drive

Planning and Zoning Case Number 2026-04-007:

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 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

**Background:**

1. On April 2, 2026, the applicant submitted a Variance application and the paperwork.
2. On April 16, 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 THE REQUESTED VARIANCE FROM SECTION 50-73 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

**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 TO ALLOW AN ATTACHED TWO-CAR GARAGE ADDITION TO AN EXISTING PRINCIPAL RESIDENCE THAT WOULD PROJECT INTO THE REQUIRED FRONT YARD SETBACK AREA, SUBMITTED BY APPLICANT BEATA NARATH, PROPERTY OWNER, FOR THE PROPERTY LOCATED AT 1420 BELLE VISTA DRIVE, BELLE ISLE, FLORIDA 32809, ALSO KNOWN AS PARCEL ID # 24-23-29-5306-01-100.

**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 <i>BEATA NARATH</i>	OWNER <i>BEATA NARATH</i>		
ADDRESS <i>1420 BELLE VISTA DRIVE</i>	PROJECT ADDRESS <i>1420 BELLE VISTA DRIVE</i>		
CONTACT NUMBER <i>973-980-6723</i>	OWNER'S CONTACT NUMBER <i>973-980-6723</i>		
EMAIL <i>BEATANARATH@YAHOO.COM</i>	OWNER'S EMAIL <i>BEATANARATH@YAHOO.COM</i>		
PARCEL ID# <i>24-23-29-5306-01-100</i>			
LAND USE CLASSIFICATION <i>0130 - Sfr - Lake Front</i>	ZONING DISTRICT <i>BI-R-1-AA</i>		
SECTION OF THE CODE VARIANCE REQUESTED ON <i>42-64</i>	<input checked="" type="checkbox"/> Variance Fee \$300 <input type="checkbox"/> Special Exception \$750		
DETAILED VARIANCE REQUEST <p style="text-align: center;"><i>VARIANCE TO CONSTRUCT AN ATTACHED TWO-CAR GARAGE THAT WOULD ENCROACH THE 30' FRONT SETBACK BY 1' 6 1/2" ON THE NORTH/WEST CORNER AND 9' 9 3/4" ON THE NORTH/EAST CORNER. PLEASE SEE ATTACHED LETTER FOR ADDITIONAL DETAILS.</i></p>			
<ul style="list-style-type: none"> <li>• 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.</li> <li>• By applying, I authorize the City of Belle Isle employees and members of the P&amp;Z Board to enter my property during reasonable hours to inspect the area to which the application applies.</li> <li>• 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.</li> </ul>			
APPLICANTS SIGNATURE <i>[Signature]</i>		OWNER'S SIGNATURE <i>[Signature]</i>	
<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> OTHER	P&Z CASE NUMBER <i>2026-04-007</i> DATE OF HEARING <i>4-28-2026</i>

**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	<u>4/2/26</u> Date Paid	<u>151</u> Check/Cash	 Rec'd By
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**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:**

*Standards of Variance Justification	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.
Special Conditions and/or Circumstances Section 42-64 (1) d	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. <b>WHAT ARE THE SPECIAL CONDITIONS AND CIRCUMSTANCES UNIQUE TO YOUR PROPERTY? WHAT WOULD BE THE UNNECESSARY HARDSHIP?</b>
Not-Self- Created Section 42-64 (1) e	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. <b>HOW WERE THE SPECIAL CONDITIONS NOTED ABOVE CREATED?</b>
Minimum Possible Variance Section 42-64 (1) f	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. <b>CAN YOU ACCOMPLISH YOUR OBJECTIVE IN ANOTHER WAY? LIST ALTERNATIVES YOU HAVE CONSIDERED AND EVIDENCE AS TO WHY THEY ARE NOT FEASIBLE.</b>
Purpose and Intent Section 42-64 (1) g	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. <b>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).</b>

**\*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.**

Beata Narath  
1420 Belle Vista Drive  
Belle Isle, FL 32809  
[Beatanarath@yahoo.com](mailto:Beatanarath@yahoo.com)  
(973)980-6723

April 2, 2026

Board members of the City of Belle Isle,

I am writing to formally request a variance for a planned construction of an attached two-car garage at 1420 Belle Vista Drive, Parcel ID # 24-23-29-5306-01-100. The existing home has very limited storage. The two-car garage would allow for parking of a vehicle and provide storage for bikes and yard tools.

The proposed two-car garage dimensions are 19'8" x 22', maintaining architectural consistency with the existing structure and driveway. The existing driveway would be utilized to access the proposed two-car garage. Our goal is to ensure the attached two-car garage visually integrates with our home, appearing as though it was always part of the home's architectural design.

Additionally, due to the shape of our lot, curved driveway, and the positioning of the existing structure, we are requesting a variance regarding the front setback. There is limited space to construct the two-car garage. The house has limited space on both sides. The north/west front of the structure has a septic tank and field. The north/east front of the structure, where the proposed location of the two-car garage is, is the only possible location.

The two-car garage would encroach the 30' front setback by 1 foot 6 1/2 inches on the north/west corner and 9 feet 9 3/4 inches on the north/east corner.

I am attaching signatures of support from all abutting neighbors and other surrounding neighbors on Belle Vista Drive. Additionally, abutting neighbor Mr. Keith Severns, 1414 Belle Vista Drive, informed me that he also applied and received a variance for an attached two-car garage.

I appreciate your time reviewing this request and would be happy to provide any additional information.

Thank you,  
Beata Narath



Beata and William Narath  
1420 Belle Vista Drive  
Belle Isle, FL 32809

TWO-CAR GARAGE VARIANCE OF 9 FEET 9 3/4 INCHES ENCROACHING THE 30 FEET FRONT SETBACK.

NEIGHBORS NO-OBJECTION SIGNATURES:

1408 BELLE VISTA DRIVE

Ronald Borgon [Signature] 4/1/26  
PRINT NAME SIGNATURE DATE

1414 BELLE VISTA DRIVE

Piper Severns Piper Severns 4/1/26  
PRINT NAME SIGNATURE DATE

1419 BELLE VISTA DRIVE

Susan Penison [Signature] 4/1/26  
PRINT NAME SIGNATURE DATE

1426 BELLE VISTA DRIVE

[Signature] Kurt Weber 4-1-26  
PRINT NAME SIGNATURE DATE

1432 BELLE VISTA DRIVE

ELIO FLORIN [Signature] 3/31/26  
PRINT NAME SIGNATURE DATE

Prepared by  
Lysa Moorefield, an employee of  
**First American Title Insurance Company**  
420 S Orange, Ste 120  
Orlando, Florida 32801  
(407)345-0774

Return to: Grantee

File No.: 12655-2829476

## **WARRANTY DEED**

THIS INDENTURE, executed on **January 29, 2026**, between

**Paul Henri Lopez and Acela Isabel Aviles, husband and wife**

whose mailing address is: 3225 Hargill Dr, Orlando, FL 32806,  
hereinafter called the "grantor", and

**William Edward Narath and Beata Teresa Narath, husband and wife as tenants by the entirety**

whose mailing address is: 1420 Belle Vista Dr, Belle Isle, FL 32809,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Orange** County, **FL**, to-wit:

Lot 10, Block A, LYNNWOOD SHORES, according to the plat thereof, as recorded in Plat Book Z, Page 62, of the Public Records of Orange County, Florida.

Parcel Identification Number: **24-23-29-5306-01100**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]  
Paul-Henri Lopez

[Signature]  
Acela Isabel Aviles

Signed, sealed and delivered in our presence

[Signature]  
Witness Signature  
LYSA MOOREFIELD  
Print Name

[Signature]  
Witness Signature  
Leah E. Reese  
Print Name

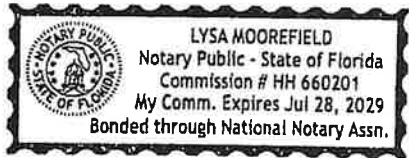
Print Post Office Address: 1705 S. Orange Ave, Maitland, FL 32751

Print Post Office Address: 1705 S. Orange Ave, Maitland, FL 32751

State of FL  
County of Orange

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on 1/28/20 by **Paul Henri Lopez and Acela Isabel Aviles, husband and wife.**

[Signature]  
Notary Public  
LYSA MOOREFIELD  
(Printed Name)



My Commission expires: \_\_\_\_\_

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

{Notarial Seal}





PROPOSED:

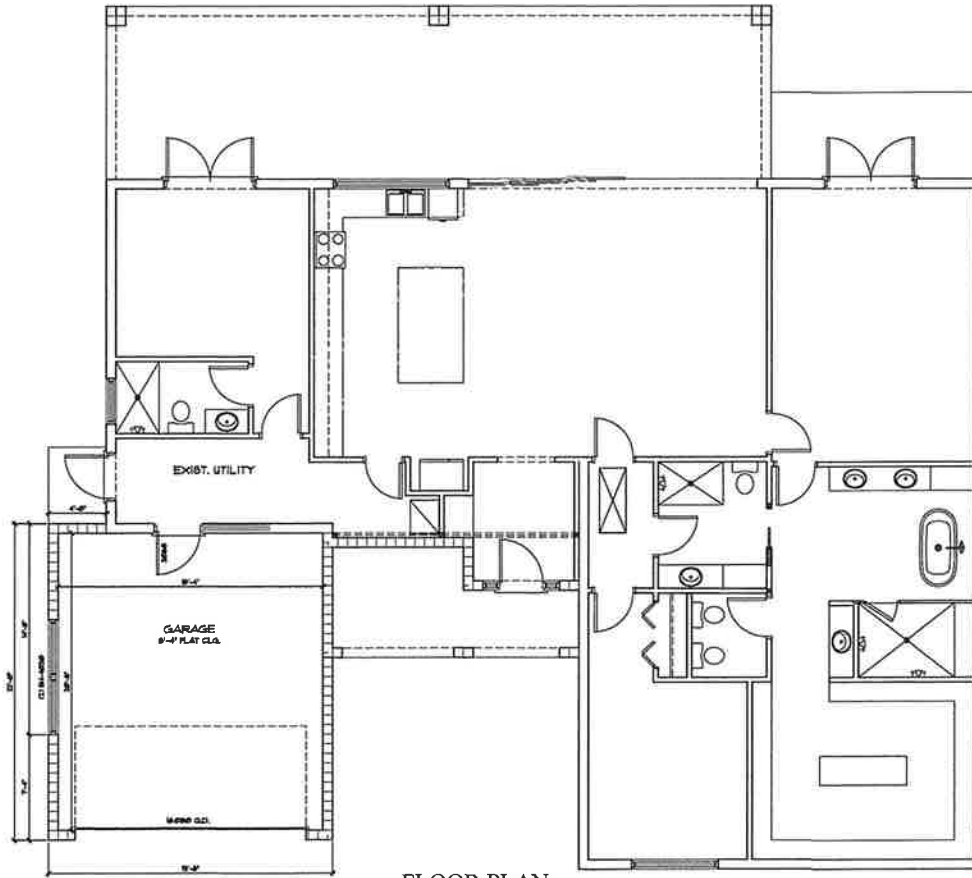






**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

AREA ANALYSIS	
GARAGE ADDITION	422
TOTAL NEW AREA	422

WALL LEGEND	
[Pattern]	NEW 8" CMU WALL BRG @ 8'-0"
[Pattern]	EXISTING 8" CMU WALL
[Pattern]	EXISTING 4" RETENEX WALL

FINISH SCHEDULE	
FLOORS, WALLS AND CEILING FINISHES	BY OWNER.

ALL STRUCTURAL WOOD MEMBERS SHALL BE 12" X 12" DOUBLE 2 X 12 UNLESS OTHERWISE NOTED OTHERWISE.

SAFETY GLAZING SHALL BE PROVIDED IN GLAZING LOCATIONS IN ACCORDANCE WITH SECTION 2408.4 OF FBC 2019 ED.

DATE	MARK	REVISION

THIS DRAWING HAS BEEN CHECKED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS AND IS IN ACCORDANCE WITH THE LATEST EDITION OF THE RESIDENTIAL EDITION AND IBC 2019.

**Greenleaf**  
ARCHITECTURE, INC.  
1420 BELLE VISTA DR.  
BELLE ISLE, FL 32809

PROJECT: ADDITION  
1420 BELLE VISTA DR.  
BELLE ISLE, FL 32809

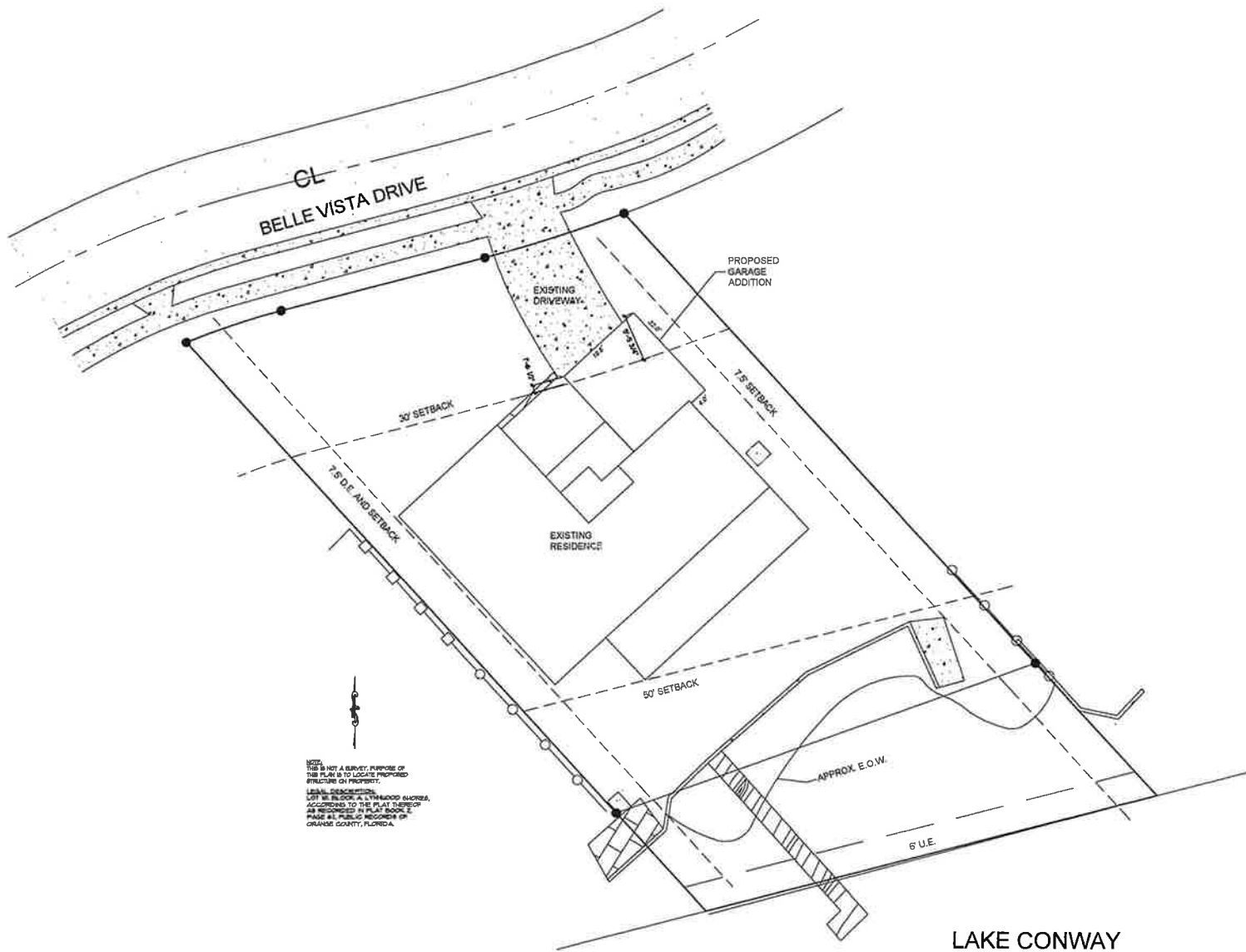
SHEET TITLE  
FLOOR PLAN

DATE: 3/16/2016  
DRAWING NAME: 1420 BELLE VISTA DR.

SHEET NUMBER  
A-04  
OF

SIGN & SEAL

DRAWING NUMBER  
202600026



NOTE:  
 THIS IS NOT A SURVEY PURPOSE OF  
 THIS PLAN IS TO LOCATE PROPOSED  
 STRUCTURE ON PROPERTY.  
 LEGAL CONCEPTS:  
 LOT 26 BLOCK 4 LYNNWOOD GARDENS  
 ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PLAT BOOK 2  
 PAGE 4. PUBLIC RECORDS OF  
 ORANGE COUNTY, FLORIDA.

**SITE PLAN**

SCALE: 1" = 10'

DRAWING NUMBER  
 202500026

DATE	MARK	REVISION

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM 4" x 4" SECOND GIRT AND 2X4 RFT 1/2" AND LAMP REQUIREMENTS OF THE FLORIDA BUILDING CODE AND FEDERAL EDITION AND AGE 1.

PROJECT:  
 ADDITION  
 1420 BELLE VISTA DR  
 BELLE ISLE, FL 32803

SHEET TITLE  
 SITE PLAN

CHECKED: [Signature]  
 DRAWN BY: [Signature]  
 DATE: 3/06/2026  
 DRAWING NAME: [Blank]  
 PROJECT NAME: [Blank]

SHEET NUMBER  
 A-01  
 OF 01

SIGN & SEAL