



## Variance Review Board

City Council Chambers  
City Hall  
315 E. Kennedy Blvd, Third Floor

*IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.*

*IF YOU DECIDE TO APPEAL A DECISION OF THE VARIANCE REVIEW BOARD, YOU WILL NEED TO APPLY TO THE CITY OF TAMPA CITY CLERK'S OFFICE NO LATER THAN TEN BUSINESS DAY'S AFTER THE ORAL DECISION IS MADE.*

April 12, 2016

### **I. SILENT ROLL CALL**

In attendance were: Chair Antonio Amadeo, Joseph Citro, Richard Peterika, Susan Long, Kelsey Trujeque, Gary Brown, and Bret Feldman

Staff in attendance: Colin Rice, Legal Department; Eric Cotton, Aileen Rosario, Land Development Coordination, Mary Danielwicz-Bryson Natural Resources

### **II. APPROVAL OF MINUTES for March 8, 2016**

Susan Long moved to approve the minutes of the March 8, 2016, minutes and was seconded by Joseph Citro. Motion passed unanimously.

### **III. NEW BUSINESS**

#### **Tree Removal/Wetland Setback:**

APPLICATION:	<b>VRB 16-40</b>
APPLICANT:	Gavin and Leah Luher
AGENT:	Eric Larsen
LOCATION:	7308 South Saint Patrick Street
REQUEST:	To reduce the wetland setback from 20' to 6' (Section 27-286) and to reduce the setback for a pool over 12" from 20' to 5' (Section 27-290.3)
PURPOSE:	To construct an in ground pool
NEIGHBORHOOD:	Port Tampa City

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Gavin Luher and Joe Fleming explained the desire for the pool and the adjacent properties and the pools that they have.

Mary Bryson, Natural Resources, explained the background on the PD and the reason for the wetland determination and the berm behind the site.

**BOARD DISCUSSION:**

After Board discussion, the decision was made to bifurcate the request. Richard Peterika moved to approve the reduction in the wetland setback and was seconded by Bret Feldman. The motion passed unanimously 7-0. Richard Peterika then moved to approve the reduction in the pool setback and was seconded by Susan Long 7-0. The motion passed unanimously.

**Sign Variance:**

APPLICATION: **VRB15-81**  
APPLICANT: Mark Brenchley  
LOCATION: 4314 West Gandy Boulevard  
REQUEST: To allow five additional wall signs (three on the eastern elevation and two on the western elevation) (Section 27-289.12)  
PURPOSE: To allow additional wall signs in accordance with corporate branding  
NEIGHBORHOOD: Bayside West/Gandy-Sunbay south/Fairoaks-Manhatan Manor

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Mark Brenchley explained the need for the signs.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to approve the request and was seconded by Gary Brown. The motion passed 5-2, with Susan Long & Richard Peterika voting nay.

APPLICATION: **VRB16-30**  
APPLICANT: Rosalyn Holderfield / ID Associates  
LOCATION: 2915 North Dale Mabry Highway  
REQUEST: To allow a sign on the rear façade that does not face a public street (Section 27-238)  
PURPOSE: To install signs for a new business  
NEIGHBORHOOD: MacFarlane/ La Maddelena/ Bowman Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Rosalyn Holderfield explained the need for the signage on the rear of the building and the sharing of the rear for customer pickup by two separate companies.

**BOARD DISCUSSION:**

After Board discussion, Kelsey Trujeque moved to approve the request and was seconded by Joseph Citro. The motion passed 6-1, with Gary Brown voting nay.

APPLICATION: **VRB16-42**  
APPLICANT: Tomlin St Cyr & Assoc  
AGENT: Patricia Ortiz, AICP  
LOCATION: 3907 Henderson Boulevard  
REQUEST: To reduce the required setbacks from 5' to 0' for a free standing sign (Section 27-289.12)  
PURPOSE: To construct a free standing sign  
NEIGHBORHOOD: Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Patricia Ortiz explained the need for the sign at that location, indicating the flow of traffic on Henderson required the sign to be placed where it is being proposed to be placed.

**BOARD DISCUSSION:**

After Board discussion, Joseph Citro moved to approve the request and was seconded by Antonio Amadeo. The motion failed 2-5, with Kelsey Trujeque, Richard Peterika, Gary Brown, Susan Long and Bret Feldman voting nay. Gary Brown moved to deny the request and was seconded by Richard Peterika. The motion passed 5-2 with Joseph Citro and Antonio Amadeo voting nay.

APPLICATION: **VRB16-44**  
APPLICANT: Wagner Property Group, LLC  
AGENT: Gina Grimes, Esquire  
LOCATION: 2502 North 50<sup>th</sup> Street  
REQUEST: To allow an additional free standing sign (Section 27-289.12)  
PURPOSE: To place a free standing sign on a parcel that does not have 300 linear feet of corner frontage  
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Gina Grimes and John Hedrick spoke in favor the request, explaining the need for the signage.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to approve the request and was seconded by Richard Peterika. The motion passed unanimously 7-0.

**General Variances:**

APPLICATION: **VRB 16-25**  
APPLICANT: Carlos Castilla  
LOCATION: 2518 West Auburn Avenue  
REQUEST: To reduce the required rear yard from 20' to 14', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct an open lanai  
NEIGHBORHOOD: Lowry Park Central

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Carlos Castilla explained the need for the variance and the construction without permits.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to approve the request, with the condition that it never be enclosed, and was seconded by Richard Peterika. The motion passed 4-3, with Joseph Citro, Susan Long, and Kelsey Trujeque voting nay.

APPLICATION: **VRB 16-32**  
APPLICANT: John Gold and Gary Day  
LOCATION: 73 Martinique Avenue  
REQUEST: To reduce the side yard from 5' to 3' and the rear yard from 5' to 4', for a pool Enclosure (Section 27-290.5)  
PURPOSE: To construct a pool enclosure  
NEIGHBORHOOD: Davis Island

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

John Gold and Gary Day spoke in favor of the request, explaining the need for the pool cage.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve the request and was seconded by Susan Long. The motion was approved unanimously.

APPLICATION: **VRB 16-35**  
APPLICANT: Jeffrey P Fugere  
LOCATION: 3022 West Hawthorne Road  
REQUEST: To increase the height of a fence from 6' to 8' (Section 27-290.1)  
PURPOSE: To erect an eight foot tall fence  
NEIGHBORHOOD: Bayshore Beautiful / 345 Bayshore

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Jeffrey Fugere explained the need for the fence and the additional height needed for the fence.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve the request and was seconded by Joseph Citro. The motion passed unanimously.

APPLICATION: **VRB 16-36**  
APPLICANT: Jason and Amanda Quirin  
LOCATION: 4809 West Juno Street  
REQUEST: To reduce the corner yard from 15' to 0', (Section 27-156)  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Jason Quirin explained the need for the variance.

**BOARD DISCUSSION:**

After Board discussion, Susan Long moved to approve the request and was seconded by Bret Feldman. The motion failed 3-4, with Kelsey Trujeque, Gary Brown, Richard Peterika, and Joseph Citro.

Board reopened the hearing to discuss other options. The Board discussed a yard reduction from 15' to 2' or 15' to 1'

After Board discussion, Joseph Citro moved to amended plans and moved to approve a reduction from 15' to 1' and was seconded by Bret Feldman. The motion to approve was passed 5-2, Kelsey Trujeque and Rick Peterika voting nay.

APPLICATION: **VRB 16-38**  
APPLICANT: Alan and Michelle Hiers  
LOCATION: 2924 West San Carlos Street  
REQUEST: To reduce the front yard from 20' to 8' and the side yard from 7' to 0', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a carport  
NEIGHBORHOOD: Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Alan and Michelle Hiers explained the variance request.

Virginia Pierce and Elizabeth Smith spoke against the request.

**BOARD DISCUSSION:**

The Board bifurcated the motion. After Board discussion, Richard Peterika moved to approve the reduction in the front yard, with the condition that it never be enclosed, and was seconded by Susan Long. The motion was approved unanimously.

After Board discussion, Richard Peterika moved to deny the side yard from 7' to 0' request and was seconded by Kelsey Trujeque. The motion was denied 6-1, with Susan Long voting nay.

APPLICATION: **VRB 16-39**  
APPLICANT: R Carlton Ward Jr  
AGENT: Suzanne Ward  
LOCATION: 520 East Davis Boulevard  
REQUEST: To allow the parking of a RV in the front yard, (Section 27-283.11)  
PURPOSE: To allow the parking of a RV in the front yard  
NEIGHBORHOOD: Davis Island

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Carlton Ward discuss the request and the need to park the RV in the front yard.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to approve the request and was seconded by Joseph Citro. The motion was 7-0 unanimously.

APPLICATION: **VRB 16-41**  
APPLICANT: Joseph and Hillary Forst  
LOCATION: 2810 West Angeles Street  
REQUEST: To reduce the rear yard from 20' to 14', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Joseph and Hillary Forst spoke in favor of the request.

**BOARD DISCUSSION:**

After Board discussion, Susan Long moved to approve the request and was seconded by Gary Brown. The motion was 6-1 Kelsey Trujeque.

APPLICATION: **VRB 16-43**  
APPLICANT: Robert Russo  
AGENT: Frederick Hampton  
LOCATION: 1411 South Moody Avenue  
REQUEST: To reduce the rear yard from 20' to 3' and the side yard from 7' to 3', with the Allowed encroachment of the eaves and gutters (Section 27-290)  
PURPOSE: To construct an accessory structure greater than 600 square feet  
NEIGHBORHOOD: Bayshore Gardens/ 345 Bayshore / SOHO Alliance

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Rick Hampton and Robert Russo spoke in favor of the request.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve the request and was seconded by Joseph Citro. The motion was 6-1, with Kelsey Trujeque voting nay. Drawings documents and elevations will be included in the file.

APPLICATION: **VRB 16-45**  
APPLICANT: R S Hoover  
LOCATION: 563 Luzon Avenue  
REQUEST: To reduce the side yard from 7' to 2', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To convert the carport into a garage  
NEIGHBORHOOD: Davis Islands

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Mr. Hoover explained the need for the variance.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to approve the request and was seconded by Susan Long. The motion was 6-1, with Richard Peterika voting nay.

**IV. OLD BUSINESS:**

**V. BOARD DISCUSSION:**

Meeting adjourned @ 11:05 pm

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The VRB meets the second Tuesday of the month at 6:30pm to hear and decide variance requests for zoning, tree and landscape, and sign issues. Replays are on Tuesday's at 6:30pm. City of Tampa Television is Channel 15 on the Verizon FIOS system and Channel 640 on Bright House Networks

