



# City of Tampa

Jane Castor, Mayor

## Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard  
Third Floor  
Tampa, Florida 33607

**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 FOR A "PETITION FOR REVIEW" TO THE CITY OF TAMPA CITY CLERK'S OFFICE  
NO LATER THAN TEN BUSINESS DAYS AFTER THE ORAL DECISION IS MADE.**

### March 10, 2020 - 6:30 PM Meeting Minutes

**I. CALL TO ORDER – 6:33pm**

**II. SILENT ROLL CALL**

Board Members Present: Gary Brown, Bret Feldman, Samantha Walker, Susan Long,  
Dustin Pasteur, Amanda Lynn Hurtak.

Board Member Absent: None

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, Brett Burks

Natural resources: Brian Knox, Owen Williamson

Transportation: Jonathan Scott

Legal: Cate Wells, Camaria Pettis-Mackle

**III. APPROVAL OF MINUTES for the February 11, 2020 Public Hearing**

Susan Long made a motion to approve. Second: S. Walker Motion passed: 6-0.

**IV. ANNOUNCEMENTS AND NEW BUSINESS:**

- New Staff introductions –  
Camaria Pettis-Mackle was introduced and will be representing the City of Tampa Legal Staff.
- Elections for VRB Chairman will be held as last item on the agenda, prior to adjourning meeting.
- Agenda – Update  
Planning Staff, R. Meade-Curry, gave an update about the April and May agendas.





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**BOARD VOTE:** Motion to Approve: B. Feldman Second: S. Long

**Motion Passed:** Vote of 6-0

**APPLICATION: VRB20-20 (APPROVED)**  
**APPLICANT:** Stephen Levy  
**AGENT:** Jesus Manes  
**LOCATION:** 2801 West Angeles Street  
**REQUEST:** The applicant is seeking to reduce the rear yard setback from 20' to 1.5', the west side yard setback from 7' to 2' for existing accessory structure which exceeds 750 SF minimum.  
The applicant is seeking to reduce the front yard setback from 20' to 12.5', the west side yard setback from 7' to 3' and increase the allowable overhang along front façade from 3' to 4' for existing primary structure.  
(Section 27-156 )  
**PURPOSE:** The applicant is seeking to vest existing conditions existing detached accessory structure and proposing an addition and remodeling to primary structure.  
**NEIGHBORHOOD:** Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to Approve: S. Walker Second: S. Long

**Addendum by B. Feldman:** Existing primary structure was built in 1928, and the existing accessory structure was built in 1942.

**Motion Passed:** Vote of 6-0

**APPLICATION: VRB20-22 (APPROVED)**  
**APPLICANT:** Jill Ricketts / Lois Martens  
**AGENT:** N/A  
**LOCATION:** 4415 West Swann Circle North  
**REQUEST:** To continue parking a 34-foot travel trailer/RV in current location at east side/front yard. (Section 27-283.11(a)(5)(a) )  
**PURPOSE:** To allow trailer to extend past front façade of the house.  
**NEIGHBORHOOD:** Beach Park Homeowners Assoc., Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Assoc., Inc., Armory Gardens Civic Assoc.

Public present: Opposition – B. Goist, submitted photo documents into the record.



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**BOARD VOTE:** Motion to Approve: B. Feldman Second: S. Walker

**Motion Passed:** Vote of 5-1  
(Nay – S. Long)

APPLICATION: **VRB20-23** (APPROVED)  
APPLICANT: James & April Goodwin  
AGENT: N/A  
LOCATION: 4102 West Corona Street  
REQUEST: To reduce the front yard from 25' to 18' (Section 27-156 )  
PURPOSE: To remodel and build addition to existing single-family residence.  
NEIGHBORHOOD: Virginia Park Neighborhood Assoc., Inc.

Applicant: J. Goodwin submitted documents into the record.

**BOARD VOTE:** Motion to Approve: S. Long Second: A. Hurtak

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB20-25** (APPROVED)  
APPLICANT: Taylor & Elizabeth Garland  
AGENT: Mark Jordan  
LOCATION: 5001 West Dickens Avenue  
REQUEST: To reduce the rear yard from 20' to 7', (Section 27-156 )  
PURPOSE: To remodel and build addition to existing single-family residence.  
NEIGHBORHOOD: Sunset Park Area Homeowners Assoc., Inc.

**BOARD VOTE:** Motion to Approve: D. Pasteur Second: S. Long

**Motion Passed:** Vote of 6-0



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APPLICATION: **VRB20-26** **(APPROVED WITH CONDITIONS)**  
 APPLICANT: Ritesh & Megha Patel  
 AGENT: N/A  
 LOCATION: 4411 West Brookwood Drive  
 REQUEST: To reduce the rear yard setback from 20' to 8.2' (Section 27-156 )  
 PURPOSE: To remodel and build addition to existing single-family residence.  
 NEIGHBORHOOD: Culbreath Bayou Homeowners Assoc., Inc., Sunset Park Area Homeowners Assoc., Inc.

Applicant: R. Patel submitted documents into the record.

Public present: Opposition – J.Reeve, submitted documents into the record.

**BOARD VOTE:** Motion to Deny: D. Pasteur Second: G. Brown

**Condition:** Reduce the rear yard setback from 20' to 7.5'.

**Motion Failed:** Vote of 2-4  
(Approve – D. Pasteur, G. Brown,  
Nay - B. Feldman, L. Hurtak, S. Long, S. Walker)

Motion to Approve: S. Walker Second: D. Pasteur

**Condition:** Reduce the rear yard setback from 20' to 8.2'.

**Motion Passed:** Vote of 4-2  
(Approve - B. Feldman, L. Hurtak, S. Long, S. Walker,  
Nay - D. Pasteur, G. Brown).

APPLICATION: **VRB20-27** **(APPROVED)**  
 APPLICANT: Conn's Home Plus  
 AGENT: Mark Brenchley  
 LOCATION: 3908 West Hillsborough Avenue  
 REQUEST: To increase maximum allowable wall signage from 264.37 SF to 367.32 SF (Section 27-289.3(b)(6) )  
 PURPOSE: To install one wall sign as allowed, per code, which includes a total of 5 wall signs for new tenant.  
 NEIGHBORHOOD: Drew Park advisory Committee, Grant Park Civic Assoc.



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**BOARD VOTE:** Motion to Approve: S. Long Second: D. Pasteur

**Motion Passed:** Vote of 5-1  
(Nay – G. Brown)

## VIII. ELECTIONS

- Board to elect new VRB Chairman
- Dustin Pasteur was elected as the new VRB Chairman
- Bret Feldman was elected VRB Vice-Chairman

**X. ADJOURNMENT: Meeting was adjourned without objection at 10:19 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 Frontier FIOS system and Channel 640 on Spectrum.

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**You must provide the following:**

- Title of program, or
- Board meeting date and time it was telecast on CTTV,
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