



**Variance Review Board  
City Council Chambers  
City Hall  
315 E. Kennedy Blvd, Third Floor  
Tampa, Florida 33602**

*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 DAYS AFTER THE ORAL DECISION IS MADE.*

**JUNE 14, 2011**

- I. **SILENT ROLL CALL:** Sue Lyon, Randy Baron, Steve LaBour (Chair), Nicholas Bradford, Antonio Amadeo, Lucinda Utter.

Mr. LaBour then went over the rules and procedures for the public hearing and the appeal process. He went over the staff in attendance, Ernie Mueller, Assistant City Attorney; Eric Cotton, Land Development Coordination; Mary Danielewicz-Bryson, Land Development Coordination; and, Jonathan Scott, Transportation.

- II. **APPROVAL OF MINUTES FOR May 10, 2011 Public Hearing**

Moved by Mr. Baron and seconded by Ms. Lyon. The motion passed 6-0.

- III. **OLD BUSINESS: Cases Continued by the Board**

- IV. **NEW BUSINESS**

- A. **ADMINISTRATIVE APPEALS**  
B. **TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES**  
C. **GENERAL VARIANCES**

APPLICATION: VRB11-42  
APPLICANT: The Gatliff Corporation  
AGENT: Hill Ward Henderson (Gina Grimes, Esquire)  
LOCATION: 1322 South Dale Mabry Highway  
REQUEST: To increase the number of wall signs from two to six (six awning signs) and one additional wall sign on the northern façade  
PURPOSE: To allow for additional signage  
NEIGHBORHOOD: None

Staff introduced the case, showed photos, an aerial photo and a site plan. Staff reviewed the requirements of the code and the request for the additional signs. Staff explained the DRC comments regarding the "no pruning" of the existing oak trees.

Gina Grimes presented her case, explaining that the trees are blocking the existing wall signs and the signs on the awning will be located below the tree canopy. She showed elevations of the building and where they want to put the three awning signs. Ms. Grimes went over the 5 criteria of hardship.

The Board asked questions of the applicant.

There being no one from the public the hearing was closed.

Mr. Amadeo made a motion to approve the variance and it was seconded by Ms. Utter. The motion passed 4-2 with Mr. Bradford and Mr. Baron voting nay.

APPLICATION: VRB11-43  
APPLICANT: Janice and Jeff D'Adamo  
LOCATION: 4006 West Barcelona Street  
REQUEST: To reduce the building separation from 10' to 4'  
PURPOSE: To keep an existing shed  
NEIGHBORHOOD: Virginia Park

Staff introduced the case, showing photos and the site plan.

Mr. D'Adamo went over the background of the case. He showed a copy of the permitted site plan. The plans were approved and the property was inspected several times. There is a 4' separation between the house and the structure. He went over the hardship requirements, indicating that the house was designed with the accessory structure providing air conditioned storage. Mr. D'Adamo provided a statement signed by eight of their neighbors in support.

The Board asked questions of the applicant.

There being no one to speak the public hearing was close.

Mr. Amadeo moved to approve the variance and it was seconded by Ms. Utter. The motion carried 4-2, with Mr. Bradford and Mr. LaBour voting nay.

APPLICATION: VRB11-44  
APPLICANT: Joseph Baamonde, Jr  
LOCATION: 10406 North Oklawaha Avenue  
REQUEST: To reduce the front yard setback from 25' to 18.4',  
with the allowed encroachments of the eaves and  
gutters  
PURPOSE: To construct a front porch addition  
NEIGHBORHOOD: Terrace Park

Staff introduced the case and showed photos, the aerial and the site plan.

Mr. Baamonde addressed the board and went over why he needed the variance. He submitted site plans to the board.

Mr. Amadeo moved to approve the request with the condition that the porch not be enclosed and was seconded by Mr. Baron. The motion passed 6-0.

APPLICATION: VRB11-45  
APPLICANT: Madison Construction (Dustin Thomas)  
LOCATION: 637 Ontario Avenue  
REQUEST: To reduce the front yard setback from 25' to 18' and the rear yard setback from 20' to 12', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Davis Islands

Staff introduced the case and showed photos, the aerial and the site plan.

Mr. Thomas showed a site plan. He showed where the house currently encroaches, and on the rear for the existing structure. He showed proposed elevations for the proposed additions over the existing garage and for the entertainment area on the rear. The back addition has been stepped back.

The Board asked questions of the applicant.

There being no one from the public to speak the hearing was closed.

Mr. Amadeo moved to approve the request with the condition that the rear porch not be enclosed and was seconded by Mr. Baron. The motion passed 6-0.

APPLICATION: VRB11-46  
APPLICANT: Daniel McNamara  
LOCATION: 412 South Albany Avenue  
REQUEST: To reduce the front yard setback from 25' to 20', with the allowed encroachment of the eaves and gutters and to reduce the rear yard setback from 15' to 0' and the side yard setback from 7' to 6", with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Courier City/Oscawana

Staff introduced the case and showed photos, the aerial and the site plan.

Mr. McNamara went over the variance request and reviewed the hardship criteria. He submitted 3 letters from the neighbors in support.

The Board asked questions regarding the accessory structure.

Marilyn Smith spoke in favor of the request.

Paula Stovell did not support or object to the request, only that the Board should be cautious of the request.

There being no one else from the public to speak the hearing was closed.

Mr. Amadeo moved to approve the request and was seconded by Ms. Utter. The motion passed 5-1 with Mr. Bradford voting nay.

APPLICATION: VRB11-47  
APPLICANT: Karen and Mank Saunders  
LOCATION: 2503 West Jetton Avenue  
REQUEST: To reduce the front yard setback from 25' to 18', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: New Suburb Beautiful

Staff introduced the case and showed photos, the aerial and the site plan.

Mr. Saunders addressed the board. He explained that there are structural issues with the home. He showed photos of the inside wall separating and the front windows sinking. Mr. Saunders indicated the front windows are sinking and that the mortar between the bricks in falling out.

There being no from the public to speak the hearing was closed.

Mr. Baron moved to approve the request and was seconded by Mr. Bradford. The motion passed 6-0.

**V. OLD BUSINESS: Cases Continued by the Applicant/Missed Notice**

APPLICATION: VRB11-33  
APPLICANT: Daryl Dempsey  
LOCATION: 4404 West Price Street  
REQUEST: To reduce the side yard setback from 7' to 3' and the rear yard setback from 20' to 16', with the allowed encroachment of the eaves and gutters  
PURPOSE: To increase the square footage of an existing accessory structure  
NEIGHBORHOOD: Gandy/Sunbay South

Staff introduced the case and showed photos, the aerial and the site plan and that LDC received two letters of objection.

Mr. Dempsey addressed the Board, stating that the structure has been there for seven years and houses two antique vehicles.

There being no from the public to speak the hearing was closed.

After Board discussion, Mr. Mr. Baron moved to approve the request and was seconded by Ms. Utter. The motion passed 5-1, with Mr. Bradford voting nay.

Mr. LaBour asked if Mr. DiNola is officially resigning. Election for vice chair next meeting.

**Adjourned at 8:58 p.m.**