



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

SEPTEMBER 13, 2011 Minutes

I. SILENT ROLL CALL Joseph P. Citro, Sue Lyon, Randy Baron, Steve LaBour (Chair), Antonio Amadeo, Nick Bradford and Lucinda Utter

II. APPROVAL OF MINUTES for the August 9, 2011 Public Hearing

Mr. Baron moved to approve and was seconded by Mr. Citro. The motion was carried unanimously.

Mr. LaBour reviewed the rules and procedures and Mr. Mueller reviewed exparte communication.

III. OLD BUSINESS: Continuances and Missed Notices

A. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

APPLICATION: VRB11-53
APPLICANT: Ortiz Planning Solutions
LOCATION: 4400 North Dale Mabry Highway
REQUEST: To increase the height of a sign from 20' to 35' and to increase the square footage of a sign from 50 square feet to 107.3 square feet
PURPOSE: To construct a free standing sign
NEIGHBORHOOD: Drew Park Advisory Committee

Staff introduced the case and showed an aerial photo and photos of the property and then reviewed the site plan. Staff indicated that this case was continued from the August hearing for the applicant to give more evidence of hardship and provide for pictures of other signs in the area.

Patricia Ortiz addressed the board and explained the need for the variance. She explained the exact location and the general area. She showed a site plan and stated that it consists of three zoning lots and the business could have eight free standing signs. Ms. Ortiz showed elevations of both the existing sign and the propose sign. She then showed pictures taken at various distances and locations to show the visibility issues with the location.

Mr. Baron, Ms. Lyon and Mr. Bradford all commented on the existing signage, indicating that the current signage was clearly visible in the pictures showed by Ms. Ortiz.

After Board discussion, Mr. Baron moved to deny based on the lack of hardship and that the site has adequate signage for visibility and was seconded by Ms. Lyon. The motion passed 6-1, with Mr. Amadeo voting nay.

IV. NEW BUSINESS

A. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

APPLICATION: VRB11-59
APPLICANT: William and Lisa Tison
AGENT: Roberto Hiller/Sign-A-Rama
LOCATION: 9312 North Armenia Avenue
REQUEST: To reduce the required setback from 10' to 0'
PURPOSE: To install a sign
NEIGHBORHOOD: Forrest Hills

Staff introduced the case and showed an aerial photo and photos of the property and then reviewed the site plan.

Mr. Hiller addressed the board and went over the request. He went over the need for 0' setback due to public land/ right of way is very large, more than 25'. Mr. Hiller indicated that the only place to put the sign next to the edge of the property, which is 5' lower than the edge of the road. He showed a picture with flags to demonstrate where the sign will be located. The sign would be in the parking area if it was not granted.

Mr. Amadeo stated that he could support the variance due to the row condition and odd shape of lot. Mr. Bradford indicated that he supported the setback, but not the size. supports the setback but not he size. Ms. Utter, Mr. Citro and Mr. Baron stated that they could support the setback variance, but not the square footage. Mr. Hiller withdrew the request for the square footage increase.

Mr. Amadeo moved to approve and was seconded by Mr. Bradford. The motion was passed 7-0.

APPLICATION: VRB11-63
APPLICANT: AP/AIM Westshore Suites, LLC
AGENT: Todd Pressman
LOCATION: 555 North Westshore Boulevard
REQUEST: To allow an 800 square feet sign on a building wall that does not face right-of-way
PURPOSE: To allow a sign that does not face a right-of-way
NEIGHBORHOOD: Westshore Palms

Staff introduced the case, showed an aerial photo and photos of the property. He explained the requirement to have a sign face the public row and indicated that the square footage was going to be reduced from 800 square feet to 456 square feet.

Mr. Pressman addressed the board and showed a power point. He explained and showed what signs exist today through pictures, a site plan and elevations. Mr. Pressman showed the approach along I-275 and indicated that the distance is about 2,000 linear feet from the time the building comes into view and the decision to exit the interstate. A sign on the western elevation will make it easier for people looking for the hotel and is

safety concern. Mr. Pressman stated that the sign code does not take into account the size of the building and its height. The request is 1% of the surface of the building at 16 stories high. The sign code does not recognize these conditions.

Mr. Baron moved to approve, stating that the uniqueness of the site and being on 275 and public safety issue and was seconded by Mr. Bradford. The motion carried unanimously.

B. GENERAL VARIANCES

APPLICATION: VRB11-58
APPLICANT: Anders Christiansen
LOCATION: 3217 West Empedrado
REQUEST: To reduce the rear yard setback from 15' to 5'
PURPOSE: To construct a screen enclosure
NEIGHBORHOOD: Palma Ceia

Staff introduced the case and showed an aerial photo and photos of the property and then reviewed the site plan. DRC found it inconsistent in regards to the protective radius of a tree, which will need to be addressed at time of permitting.

Andres Christiansen addressed the board and explained the request. The owner of the second unit in the townhouse submitted a letter in support of the structure being built.

Mr. Baron moved to approve with the condition that the structure not be enclosed and tied his approval to the submitted letter (5' from rear and 8' from side) and was seconded by Mr. Citro. The motion passed 6-1, with Mr. Bradford voting nay.

APPLICATION: VRB11-61
APPLICANT: Beatriz Dearmas
LOCATION: 301 West North Bay Street
REQUEST: To reduce the side yard setback from 7' to 3' for a utility room enclosure, with the allowed encroachment of the eaves and gutters
PURPOSE: To keep an unpermitted addition
NEIGHBORHOOD: Seminole Heights

Staff introduced the case and showed an aerial photo and photos of the property and then reviewed the site plan.

Mr. Bradford stated he had to recuse himself as the architect was a client in the past and he might be receiving financial gain in the future from the request.

Ms Dearmas indicated that the porch was removed and rebuilt and that she did not know she needed a permit.

Mr. Baron moved to approve the request, with the condition that the porch never be enclosed, and was seconded by Ms. Utter. The motion passed 6-0, with Mr. Bradford being recused.

APPLICATION: VRB11-62

APPLICANT: John Bochinis
LOCATION: 1806 East Diana Street
REQUEST: To increase the height of a chain link fence in the front yard from 4' to 5'
PURPOSE: To maintain an existing chain link fence
NEIGHBORHOOD: Old Seminole Heights

Staff introduced the case and showed an aerial photo and photo of the fence.

Mr. Bochinis explained the reason for the variance, including an issue with his dog and the crime rate in the neighborhood.

After Board discussion, Mr. Baron moved to approve based on the testimony about the criminal activity in the area and that the street is a dead end. The motion was seconded by Mr. Bradford and passed 4-3, with Mr. Citro, Mr. LaBour and Mr. Amadeo voting nay.

APPLICATION: VRB11-64
APPLICANT: Kevin and Kathryn Hord
LOCATION: 440 West Davis Boulevard
REQUEST: To reduce the rear yard setback from 12' to 3' and the corner yard setback from 15' to 10', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a two story accessory structure
NEIGHBORHOOD: Davis Islands

Staff introduced the case and showed an aerial photo and photos of the property. He indicated that he had received three emails in support of the request.

Mr. Hord addressed the board, indicating that he received a permit for single story garage and now wanted a two-story garage for storage and a playroom.

Mr. Hord indicated that the hardship was based on moving from a 4600 square foot home with basement and the current 3600 square foot home has insufficient space.

Susane Alvarez spoke against the requested variance.

After Board discussion, Mr. Amadeo moved to approve and was seconded by Mr. Citro. The motion failed 6-1, with Mr. Amadeo voting in favor. Mr. Citro moved to deny the request and was seconded by Mr. Bradford. The motion passed 6-1, with Mr. Amadeo voting nay.