



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 DAY'S AFTER THE ORAL DECISION IS MADE.

April 9, 2013

I. SILENT ROLL CALL

Mr. Citro, Mr. Baron, Mr. LaBour, Mr. Brown, and Dr. Long, in attendance. Ms. Utter arrived late.

II. APPROVAL OF MINUTES for March 12, 2013, Public Hearing

Mr. Citro moved to approve minutes, seconded by Dr. Long. The motion passed unanimously.

III. OLD BUSINESS: Continuances

A. SIGN VARIANCES

APPLICATION: VRB13-20
APPLICANT: Apple Sign
LOCATION: 5008 South Dale Mabry Highway
REQUEST: To increase the height of a sign from 20' to 24.5', to increase the square footage of a sign from 50 square feet to 79 square feet and to reduce the required setback from 15' to 5' (27-289.12)
PURPOSE: To modify an existing sign
NEIGHBORHOOD: Gandy/Sunbay South

The applicant has asked for a continuance to the May 14, 2013, public hearing.

Mr. Baron has moved to continue the case and was seconded by Mr. Citro. The motion passed unanimously.

IV. NEW BUSINESS

A. GENERAL/SIGN/TRANSPORTATION VARIANCES

APPLICATION: VRB13-21

APPLICANT: TT and J of Tampa, Incorporated
AGENT: Stephen Michellini
LOCATION: 9806 North Nebraska Avenue
REQUEST: To allow for an electric fence (27-290.1)
PURPOSE: To keep an existing, unpermitted electric fence
NEIGHBORHOOD: North Tampa Community

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Michellini presented case with some basic information regarding Stepps Towing and discussed the hardships on the property, such a security and safety issues. He indicated that they have a contract with the city and county they need to secure the property per government contract.

Tampa PD Captain Bercaw showed up to speak about the case. This is a rotation impound they are asking to take extra steps to prevent crime. "Harding" their target is to take extra measures to protect their properties.

The Board opened case to the public.

Pete Johnson spoke in opposition to the fence since no proof was submitted that any other measures have been taken to guard the property.

Todd Stepps, the president of Stepps Towing, presented information regarding the nature of the business and the security issues surrounding the use on the property.

After Board discussion, Mr. Baron moved to deny due to lack of evidence that this is the last security measure available and was seconded by Dr. Long. The motion failed 3-3, with Mr. Citro, Mr. Brown and Ms. Utter voting nay. The case is automatically continued to the next public hearing.

APPLICATION: VRB13-22
APPLICANT: Rodda Construction, Incorporated
LOCATION: 3220 West Cypress Street
REQUEST: To reduce the rear yard setback from 10' to 8' (27-156)
PURPOSE: To construct exterior stairs on the rear of the building
NEIGHBORHOOD: Oakford Park

Staff presented the case, showing an aerial, photos and the site plan.

Justin (no last name given) and John Rodda reviewed the requested variance. Mr. Rodda explained that an off-site tree requires them to adjust the variance to be a reduction to 8' not 6'. After Board discussion regarding the site plan, Mr. Rodda asked for a continuance to provide an updated sight plan to show the parking problem on a cite plan.

Mr. Citro moved to continue the meeting until May 14th 2013, and was seconded by Dr. Long. Motion was approved unanimously.

APPLICATION: VRB13-23

APPLICANT: Mark D Madison
LOCATION: 2707 West Azeele Street
REQUEST: Reduce front yard setback from 25' to 8' (27-156)
PURPOSE: To construct a parking structure with solar panels
NEIGHBORHOOD: None

Staff presented the case, showing an aerial, photos and the site plan.

Mark Madison presented the case, explaining that they were attempting to construct a carport with solar panels to provide green energy to the business at the location.

The Board opened case to the public. Steve Ames from Solar Panel Company answered questions regarding the locational need for the solar panels and the requirements of the sun.

During Board discussion, Ms. Utter spoke against the variance, saying that she did not see any hardship and the panels could be placed elsewhere.

Mr. Baron moved to approve, stating that the request was a practical difficulty, but with the condition that the carport never being enclosed, and was seconded by Dr. Long. The motion passed 4-2 with Ms. Utter and Mr. Brown voting nay.

APPLICATION: VRB13-24
APPLICANT: D R Horton, Incorporated
AGENT: Jeremy Couch, PE
LOCATION: 3401 West Alline Avenue
REQUEST: To reduce the rear yard setback from 20' to 14.1', with the allowed encroachment of the eaves and gutters (27-156)
PURPOSE: To construct a rear porch
NEIGHBORHOOD: Bayshore Beautiful

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Couch and Anne Mize presented the case, explaining the need for the variance.

After the case was closed to public, Board discussion ensued Mr. Baron moved to approve, with the condition that the porch never being enclosed, and was seconded by Dr. Long. Motion was approved unanimously.

APPLICATION: VRB13-25
APPLICANT: D R Horton, Incorporated
AGENT: Jeremy Couch, PE
LOCATION: 3516 West San Juan Street
REQUEST: To reduce the rear yard setback from 15' to 8.7', with the allowed encroachment of the eaves and gutters (27-156)
PURPOSE: To construct a rear porch
NEIGHBORHOOD: Palma Ceia/Virginia Park

Staff presented the case, showing an aerial, photos and the site plan.

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Mr. Couch and Anne Mize presented the case, explaining the need for the variance.

After the case was closed to public, Board discussion ensued Mr. Baron moved to approve, with the condition that the porch never being enclosed, and was seconded by Ms. Utter. Motion was approved unanimously

APPLICATION: VRB13-26
APPLICANT: Ricardo Bonilla
LOCATION: 6701 North River Boulevard
REQUEST: To reduce the front yard setback from 20' to 17' and the side yard from 7' to 4', with the allowed encroachment of the eaves and gutters (27-156)
PURPOSE: To enclose an existing carport
NEIGHBORHOOD: Old Seminole Heights/Riverbend

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Bonilla explained the need for the variance.

After the case was closed to public, Board discussion ensued. Mr. Citro moved to approve, seconded by Mr. Baron. Motion was approved unanimously.

APPLICATION: VRB13-27
APPLICANT: Dennis and Jennifer Braswell
LOCATION: 3204 West Palmira Avenue
REQUEST: To reduce the rear yard setback from 5' to 3' for the pool and the rear yard 5' 2', the west side yard setback from 5' to 2' and the east side yard setback from 5' to 3' for a screen enclosure (pool cage) (27-290.3 and 27-290.5)
PURPOSE: To construct a pool and screen enclosure
NEIGHBORHOOD: Palma Ceia

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Braswell explained the need for the variance, assisted by Mike Bebe, the pool contractor.

After the case was closed to public, Board discussion ensued. Mr. Baron moved to approve, seconded by Dr. Long. Motion was approved unanimously.

APPLICATION: VRB13-30
APPLICANT: Sprinkle Consulting/Robert Sprinkle
LOCATION: 9301 North Nebraska Avenue
REQUEST: To increase the height of a sign from 20' to 30', increase the square footage of a sign from 50 square feet to 154.34 square feet, and to reduce the setback of a sign from 15' to 5' (27-289.12)
PURPOSE: To move a sign as the result of a public taking
NEIGHBORHOOD: North Tampa

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Sprinkle explained the need for the variance and the desire to utilize the existing sign.

After Board discussion, Mr. Baron moved to deny and was seconded by Ms. Utter. The motion passed 4-2, with Mr. Citro and Mr. LaBour voting nay.

V. OLD BUSINESS: Continuances

APPLICATION:	VRB13-18
APPLICANT:	Lawrence R Hall
AGENT:	Steven Cote
LOCATION:	3615 East Royal Palm Circle
REQUEST:	To reduce the side yard setback from 7' to 2', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE:	To construct an attached carport
NEIGHBORHOOD:	Belmar Gardens

Staff presented the case, showing an aerial, photos and the site plan.

Mr. Cote explained the need for the carport and the odd shape of the lot.

After the case was closed to public, Board discussion ensued in regards to the irregular shape of the lot. Mr. Baron moved to approve, and was seconded by Mr. Brown. Motion was approved unanimously.