



**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.

February 12, 2013

I. SILENT ROLL CALL

Mr. Citro, Ms. Lyon, Mr. Baron, Mr. LaBour, Mr. Brown, and Mr. Amadeo were in attendance. Ms. Utter arrived late.

II. APPROVAL OF MINUTES for January 8, 2013, Public Hearing

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

III. OLD BUSINESS: Continuances

A. GENERAL VARIANCES

APPLICATION:	VRB12-80
APPLICANT:	Ballast Point Properties, LLC
AGENT:	Mark Bentley
LOCATION:	5200-5206 Interbay Boulevard
REQUEST:	To remove the conditions placed on the variance
NEIGHBORHOOD:	Ballast Point

Staff presented the case, showing an aerial, photos and the site plan. Board explained tonight is not to discuss the wall itself, but conditions of approval. Mark Bentley presented the case. The applicant discussed design of wall and landscaping. The applicant stated a wall setback 2' off property line would create more of a hardship on trees than proposed design.

Board suggested transparent wrought iron fence around tree boxes, applicant agreed.

Board opened case to the public. Sheery Hosier, Claire Robinson, Bill Perry, Fred DeBella, Michael Linsky, and Jerry Nicholas spoke in opposition. Staff stated wall will be required to go through the permitting process. Bobby Santos, next door neighbor spoke in support.

After the case was closed to public, Board discussion ensued. Mr. Baron moved to approve, seconded by Mr. Amadeo, with the conditions that the first 16' of fence along the southern property line be constructed with wrought iron and no landscaping and that only wrought iron be used to "box" the trees. Motion was approved unanimously.

IV. NEW BUSINESS

A. GENERAL VARIANCES

APPLICATION: VRB13-12
APPLICANT: Michael Stinson
LOCATION: 6902 Lakeshore
REQUEST: To reduce the front yard setback from 25' to 14', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a garage and screen room
NEIGHBORHOOD: Temple Crest Civic Association

Staff presented the case, showing an aerial, photos and the site plan. The applicant Michael Stinson presented case.

Board opened case to the public.

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

APPLICATION: VRB13-13
APPLICANT: Juan and Susan Del Valle
LOCATION: 3216 West Granada Street
REQUEST: To reduce the rear yard setback from 20' to 6', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a screen room
NEIGHBORHOOD: Palma Ceia

Staff presented the case, showing an aerial, photos and the site plan. The applicant Juan Del Valle presented case. Board asked for clarification on the request. Board asked for condition to never enclose screen room, to which the applicant agreed.

Board opened case to the public, no one comments.

After the case was closed to public, Board discussion ensued. Mr. Amadeo moved to approve stating hardship meet, no other location for screen room addition, with condition never to enclose, seconded by Mr. Citro. Motion was approved unanimously.

APPLICATION: VRB13-14
APPLICANT: Darron Kattan
AGENT: Jim Lloyd
LOCATION: 2933 West Bayshore Court
REQUEST: To reduce the rear yard setback from 20' to 2.4' and the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a detached garage
NEIGHBORHOOD: Bayshore Beautiful

Staff presented the case, showing an aerial, photos and the site plan. The applicant Darron Kattan presented case including development pattern of area. Applicant showed a sketch proposed by neighbor for the addition and agreed to a 7' side setback.

Board opened case to the public. Pamela Jo Hatley, attorney, and Steve Allison, planner, both representing the adjacent property owner, spoke in opposition. Tom and LuAnn McGahey, adjacent property owners, spoke in opposition.

The applicant withdrew the side yard setback request.

After the case was closed to public, Board discussion ensued that the only request before the board is to vest the existing structure in the rear. Mr. Amadeo moved to approve rear yard setback to vest existing structure, seconded by Mr. Baron. Motioned approved 6-1, with Mr. Brown voting nay.

APPLICATION: VRB13-15
APPLICANT: Nancy Skemp
AGENT: Mark Mobley
LOCATION: 3113 South Waverly Place
REQUEST: To reduce the rear yard setback from 20' to 0' (Section 27-156)
PURPOSE: To keep existing accessory structure
NEIGHBORHOOD: Bayshore Beautiful

Staff presented the case, showing an aerial, photos and the site plan. Mark Mobley presented case. Peter Skemp, property owner, stated garage has living area.

Board opened case to the public. David Foster spoke in support of request. Applicant provided letters of support for the record. Board discussion pursued.

After the case was closed to public, Board discussion ensued. Mr. Amadeo moved to approve, due to the irregular lot shape, and was seconded by Mr. Citro. The motion was approved unanimously.

V. **ELECTIONS**

Mr. Citro nominated current chair Mr. LaBour, seconded by Mr. Baron. Motion was approved unanimously.

Mr. LaBour nominated Mr. Baron for vice-char, seconded by Mr. Brown. Motion was approved unanimously.