



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

MINUTES  
June 11, 2013

**I. SILENT ROLL CALL**

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

**II. APPROVAL OF MINUTES for May 14, 2013, Public Hearing**

**III.**

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

**III. NEW BUSINESS**

**A. GENERAL/SIGN/TRANSPORTATION VARIANCES**

APPLICATION: VRB13-34  
APPLICANT: DR Horton, Incorporated  
AGENT: Jeremy Couch, PE  
LOCATION: 3410 West Obispo Street  
REQUEST: To reduce the front yard setback from 20' to 17.5'  
and the removal of a grand tree  
NEIGHBORHOOD: Palma Ceia

Staff presented the case, showing an aerial, photos and the site plan. Mr. Couch and Ron Litz, ISA, presented proposed request to reduce the front yard setback from 20' to 17.5' and to remove a grand tree.

Mary Danielewicz-Bryson, Natural Resources, spoke on behalf of the city with concerns to the grand tree.

Board opened case to the public. Susan Keffer and Eric Gonzalez spoke against the removal of the tree.

After the case was closed to public, Board discussion ensued. Dr. Long moved to approve the removal of the tree and was seconded by Mr. Amadeo. The motion passed 5-1, with Ms. Lyon voting nay. Dr. Long moved to deny the front yard setback reduction and was seconded by Mr. Citro. The motion passed 6-0.

APPLICATION: VRB13-36  
APPLICANT: Richard McGinnis  
LOCATION: 4005 Bayshore Boulevard  
REQUEST: To increase the height of an accessory structure  
from 15' to 28' (Section 27-290)  
NEIGHBORHOOD: Bayshore Beautiful

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

Mr. McGinnis presented proposed request to increase the height of an accessory structure from 15' to 28', explaining the design on the property and the need to locate the accessory structure in the rear.

After the case was closed to public, Board discussion ensued. Mr. Amadeo moved to approve, with the condition that any windows in the rear of the accessory structure be placed to ensure the privacy of the adjacent property owners, and was seconded by Ms. Lyon. The motion passed 5-0, with Mr. Citro recusing himself, as he was in the noticed area.

APPLICATION: VRB13-37  
APPLICANT: Angie Brittain  
LOCATION: 8111 North River Shore Drive  
REQUEST: To reduce the rear yard setback from 20' to 0'  
(Section 27-156)  
NEIGHBORHOOD: Lowry Park Central/Old Seminole Heights

Staff presented the case, showing an aerial, photos and the site plan. Ms. Brittain presented proposed request to reduce the front yard setback from 20' to 0'.

Board opened case to the public. 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.

APPLICATION: VRB13-38  
APPLICANT: Thomas Sign and Awning Company  
LOCATION: 4058 North Armenia Avenue  
REQUEST: To increase the square footage of a sign from 50  
square feet to 100 square feet (Section 27-289.12)  
NEIGHBORHOOD: Stadium Area

*Thomas Sign and awning has asked for a countinue as City Council has continued a workshop for electronic messaging centers, the applicant has asked for a continuance to the July 9, 2013, hearing.*

Dr. Long moved to continue and was seconded by Mr. Citro. The motion passed 6-0.

APPLICATION: VRB13-39  
APPLICANT: DR Horton, Inc

AGENT: Jeremy Couch, PE  
LOCATION: 5802 Bayshore Boulevard  
REQUEST: To reduce the front yard setback from 25' to 20', with the allowed encroachment of the eaves and gutters (Section 27-156)  
NEIGHBORHOOD: Ballast Point

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

Mr. Couch and Mr. Litz presented the proposed request to reduce the front yard setback from 25' to 20' with the allowed encroachment of the eaves and gutters.

After the case was closed to public, Board discussion ensued. Mr. Amadeo moved to approve the request and was seconded by Ms. Lyon. The motion passed 6-0.

APPLICATION: VRB13-40  
APPLICANT: DR Horton, Inc  
AGENT: Jeremy Couch, PE  
LOCATION: 7415 De Soto Street  
REQUEST: To reduce the rear yard setback from 20' to 12.17', with the allowed encroachment of the eaves and gutters (Section 27-156)  
NEIGHBORHOOD: Port Tampa City

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

Mr. Couch and Mr. Litz presented the proposed request to reduce the rear yard setback from 20' to 12.17' with the allowed encroachment of the eaves and gutters.

After the case was closed to public, Board discussion ensued. Mr. Amadeo moved to approve, with the condition that the porch never be enclosed.

APPLICATION: VRB13-41  
APPLICANT: Rose Alvarez  
LOCATION: 4602 North Eddy Drive  
REQUEST: To reduce the front yard setback from 25' to 9' (Section 27-156)  
NEIGHBORHOOD: Wellswood Civic

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

Ms. Alvarez presented the request to reduce front yard setback from 25' to 9'. She explained the issues with an unlicensed contractor.

After the case was closed to public, Board discussion ensued. Dr. Long moved to approve, with the condition that the carport never be enclosed, and was seconded by Mr. Citro. The motion passed 6-0.

APPLICATION: VRB13-42  
APPLICANT: Alex Blagojevich  
LOCATION: 2901 West San Nicholas  
REQUEST: Reduce the rear yard setback from 20' to 3' and corner yard setback from 15' to 10' (new construction) and to reduce the front yard setback from 20' to 7' (vest existing) (Section 27-156)  
NEIGHBORHOOD: Palma Ceia

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

Mr. Blagojevich explained the need for the variance.

After the case was closed to the public, Ms. Lyon moved to approve and was seconded by Mr. Amadeo. The motion passed 6-0.

APPLICATION: VRB13-43  
APPLICANT: Kenneth and Rebecca Morgan  
LOCATION: 1410 West Bogie  
REQUEST: Reduce the side yard setback from 7' to 3' and the rear yard setback from 20' to 10', with the allowed encroachment of the eaves and gutters (Section 27-156)  
NEIGHBORHOOD: Forest Hills

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

Mr. Morgan explained the need for the variance, indicating that turning the building would make it difficult to get cars into the structure.

After the case was closed to the public, Mr. Citro moved to approve and was seconded by Ms. Lyon. The motion passed 6-0.

APPLICATION: VRB13-44  
APPLICANT: Daniel G Grala  
LOCATION: 6001 North Highland Avenue  
REQUEST: To reduce the rear yard setback from 20' to 2', with the allowed encroachment of the eaves and gutters (Section 27-156)  
NEIGHBORHOOD: Old Seminole Heights

The Board continued the hearing to the August 13, 2013, public hearing.