



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

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.

January 14, 2014

I. SILENT ROLL CALL

Mr. Baron, Mr. Brown, Mr. Peterika, Dr. Long, Ms. Lyon and Mr. Citro were in attendance. Ms. Utter and Mr. Amadeo were absent.

II. APPROVAL OF MINUTES for December 10, 2013, Public Hearing

Mr. Brown moved to approve the minutes and was seconded by Mr. Citro. The motion passed 6-0.

III. NEW BUSINESS

APPLICATION: VRB14-13
APPLICANT: Tucker Johnson
LOCATION: 112 West Haya Street
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: Old Seminole Heights

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

Susan and David Johnson, representing the applicant, explained the history of the site and the need to remove the tree to build a single family home.

Mary Danielewicz-Bryson, Natural Resources, spoke against the removal, indicating that the applicant did not meet the minimum standards for reasonable use.

Ernest Mueller, Assistant City Attorney, reviewed the criteria with the Board.

After Board discussion, Mr. Citro moved to approve the request and was seconded by Dr. Long. The motion passed 6-0.

APPLICATION: VRB14-9
APPLICANT: Michael Mincberg
LOCATION: 421 East Davis Boulevard
REQUEST: To reduce the side yard from 5' to 2' and the rear yard from 5' to 1' (Section 27-290.5)
PURPOSE: For the construction of a screen enclosure
NEIGHBORHOOD: Davis Islands

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant presented his case, explaining the permit history and the need for screening, given the location of the powerlines.

After Board discussion, Dr. Long moved to approve and was seconded by Mr. Citro. The motion passed 5-1, with Mr. Peterika voting nay.

APPLICATION: VRB14-11
APPLICANT: Sandra Morales
LOCATION: 2118 West Okaloosa Avenue
REQUEST: To reduce the west side yard from 7' to 4.6' and the east side yard from 7' to 3.8', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an unpermitted addition
NEIGHBORHOOD: Lowry Park Central

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant presented her case, explaining that her cousin did the work and she did not realize that permits were required.

After Board discussion, Ms. Lyon moved to approve and was seconded by Mr. Brown. The motion passed 5-1 with Mr. Peterika voting nay.

APPLICATION: VRB14-12
APPLICANT: Jessica M Williams
AGENT: Roosevelt Stephens
LOCATION: 1909 East McBerry Street
REQUEST: To reduce the front yard from 25' to 14' 8", with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an unpermitted front porch addition
NEIGHBORHOOD: East Tampa

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant's agent presented the case, explaining that there was a front porch of the site that was in disrepair and a new one was put in its place.

After Board discussion, Mr. Peterika moved to approve and was seconded by Dr. Long. The motion passed 6-0.

APPLICATION: VRB14-14
APPLICANT: Peter and Donna Trakas
LOCATION: 3924 West San Juan Street
REQUEST: To reduce the rear yard from 20' to 9' 9", with the allowed encroachment of the eaves and gutters (Section 27-156)

PURPOSE: To construct a residential addition
NEIGHBORHOOD: Virginia Park

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant presented his case, explaining the need for the additional space.

After Board discussion, Mr. Brown moved to approve and was seconded by Mr. Citro. The motion passed 6-0.

APPLICATION: VRB14-15
APPLICANT: David A Lodato
AGENT: Cathleen O'Dowd
LOCATION: 190 Bosphorous Avenue
REQUEST: To reduce the corner yard from 15' to 10.6' (Section 27-156) and the rear yard from 12' to 4.5', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To construct an accessory structure
NEIGHBORHOOD: Davis Islands

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant's agent explained the request, vesting the existing house and structures. She explained the total square footage issue requiring the accessory structures to meet principal yards.

After Board discussion, Mr. Citro moved to approve and was seconded by Mr. Peterika. The motion passed 6-0.

APPLICATION: VRB14-16
APPLICANT: Ignacio Cintron
LOCATION: 3914 West Fig Street
REQUEST: To increase the height of an accessory structure from 15' to 18'3"
PURPOSE: To keep a tree house (accessory structure)
NEIGHBORHOOD: North Bon Air

Staff summarized the case, showed an aerial, site photos and reviewed the site plan.

The applicant explained the requested, explaining that he built the tree house for his children and their friends.

After Board discussion, Mr. Peterika moved to approve, with the condition that the structure attached to the tree remain the same size and in the same location in the tree as shown on Exhibit A and the site plan (which shows dimensions missing from Exhibit A). Ms. Lyon seconded the motion, which passed 5-1, with Mr. Brown voting nay.

III. CONTINUED CASES

APPLICATION: VRB14-7
APPLICANT: Khosrow Jabbari and Christopher Willingham
LOCATION: 4808 West McElroy Avenue
REQUEST: To reduce the front yard from 36' to 25', the side yard from 18' to 7' and the rear yard from 31' to 21' 5" (Section 27-156)
PURPOSE: To construct a townhouse development
NEIGHBORHOOD: Gandy/Sunbay South

Requested a continuance to the February 11, 2014 meeting.

Mr. Citro moved to approve the request and was seconded by Dr. Long. The motion for continuance passed 5-0. Mr. Peterika was not in attendance at the time of the vote.