



## 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.*

April 11, 2017

### **I. SILENT ROLL CALL**

In attendance were: Chair Susan Long, Bret Feldman, Kelsey Trujeque, Dustin Pasteur, Joseph Citro, Richard Peterika, Gary Brown

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario, Keacia Newson and Joel Sousa, Land Development Coordination, Doug Pierce – Natural Resources

### **II. APPROVAL OF MINUTES for March 14, 2017**

Bret Feldman moved to approve the March 14, 2017 minutes and was seconded by Gary Brown.  
Motion passed unanimously.

### **III. NEW BUSINESS**

APPLICATION:	<b>VRB 17-33</b>	<b>(APPROVED)</b>
APPLICANT:	Ron and Angela Ferguson	
LOCATION:	3917 West El Prado Boulevard	
REQUEST:	To reduce the rear yard from 5' to 3'	
PURPOSE:	To construct a swimming pool with a screen enclosure	
NEIGHBORHOOD:	Virginia Park	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

### **BOARD DISCUSSION:**

After Board discussion, Dustin Pasteur moved to approve and was seconded by Joseph Citro motion approved. The motion passed 6-1 voting nay by Kelsey Trujeque.

APPLICATION: **VRB 17-36** ( )  
APPLICANT: Lori Duvall  
AGENT: James Clark, Owner of State St Homes  
LOCATION: 438 East Davis Boulevard  
REQUEST: To increase the height of an accessory structure from 15' to 21' (Section 27-290)  
PURPOSE: To construct an accessory structure  
NEIGHBORHOOD: Davis Islands

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Martha Bone 438 E Davis Blvd – is for the wall being built due to her getting privacy. Debbie Zomermand – is speaking opposing the wall stating it can be other ways to obtain privacy.

#### **BOARD DISCUSSION:**

After Board discussion, Kelsey Trujeque moved to be denied due to unnecessary hardship and was seconded by Richard Peterika. The motion failed 2-5 voting nay.  
After Board discussion, Gary Brown moved to approve and was seconded by Bret Feldman. The motion passed 5-2 voting nay Kelsey Trujeque and Richard Peterika.

APPLICATION: **VRB17-47** (**Continuance to be moved to June 2017**)  
APPLICANT: Todd Pressman  
LOCATION: 3910 West Hillsborough Avenue  
REQUEST: To increase the square footage of a building sign from 135ft to 356ft (Section 27-289.12)  
PURPOSE: Increase signage for a retail establishment  
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Randy Jones from DD's Department Store – stating that is in favor of the free standing signs  
Debbie Mariah from VP of Horizon Shopping Center – is in favor of the free standing signs

#### **BOARD DISCUSSION:**

After Board discussion, Joseph Citro moved to continue to June 2017 and was seconded by Gary Brown . The motion passed unanimously.

APPLICATION: **VRB17-48** ( )  
APPLICANT: Francois Acerra & Gabriella Codacovi  
AGENT: Paul McCloskey  
LOCATION: 707 South Lois Avenue  
REQUEST: To increase the height of an accessory structure from 15' to 24' (Section 27-290)  
PURPOSE: To construct a detached garage  
NEIGHBORHOOD: Beach Park/ Swann Estates

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, Kelsey Trujeque moved to deny due to unnecessary structure doesn't meet and there is not an adequate hardship and was seconded by Gary Brown.

The motion passed the denial 4-3 Bret Feldman, Susan Long, & Gary Brown voting yay.

APPLICATION: **VRB17-49 (MISNOTICED)**  
 APPLICANT: Raul Albo  
 LOCATION: 1508 West Knollwood Street  
 REQUEST: To reduce the west side yard from 7' to 1' principle structure (Section 27-156) and the east side yard from 3' to 1' and the rear yard from 3' to 1', accessory structure (Section 27-290), with the allowed encroachment of the eaves and gutters not to cross the property line  
 PURPOSE:  
 NEIGHBORHOOD: Riverbend Civic

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, \_\_\_\_\_ moved to approve and was seconded by \_\_\_\_\_.  
The motion passed 7-0 unanimously.

APPLICATION: **VRB17-50 (DENIED)**  
 APPLICANT: Nelson & Denise Marrero  
 LOCATION: 2750 West Douglas Street  
 REQUEST: To reduce the front yard from 20' to 6' (Section 27-156)  
 PURPOSE: To keep an unpermitted carport  
 NEIGHBORHOOD: MacFarlane Park/Bowman Heights/ La Maddalena

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.  
Charles Sanchez – neighbor in favor of the carport.  
Maria Rando – neighbor in favor of the carport.

**BOARD DISCUSSION:**

After Board discussion, Kelsey Trujeque moved to be denied due to not showing a burden of proof and was seconded by Richard Peterika. The motion passed 5-2 voting nay Susan Long and Joseph Citro.

APPLICATION: **VRB 17-51 (APPROVED)**  
 APPLICANT: David Magrisso  
 LOCATION: 4501 Bayshore Boulevard  
 REQUEST: To reduce the rear yard from 20' to 7', with the allowed encroachment of the eaves and gutters (Section 27-156)  
 PURPOSE: To attach the accessory structure to the primary structure  
 NEIGHBORHOOD: Bayshore Beautiful / 345 Bayshore

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, Dustin Pasteur moved to approve and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-52 (APPROVE)**  
APPLICANT: Elliot Raj  
LOCATION: 4713 West San Rafael Street  
REQUEST: To reduce the building separation from 10' to 3', as measured eave to eaves only (Section 27-290)  
PURPOSE: To construct a two car garage  
NEIGHBORHOOD: Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve in separation but to deny a height increase of and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-53 (APPROVED)**  
APPLICANT: Ron and Annette Fly  
LOCATION: 901 South Frankland Road  
REQUEST: To reduce the corner yard from 15' to 11', with the allowed encroachment of the eaves and gutters (Section 27-156) and to reduce the building separation from 10' to 7', as measured eave to eave (Section 27-290)  
PURPOSE: To build up the height of a garage and convert to living space and to construct an accessory structure  
NEIGHBORHOOD: Golfview

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion Dustin Pasteur moved to approve and seconded by Joseph Citro. The motion passed 4-3 Richard Peterika, Gary Brown, and Kelsey Trujeque voting nay.

APPLICATION: **VRB 17-54 (APPROVED)**  
APPLICANT: Ryan and Adrienne Corbett  
LOCATION: 4009 West San Juan Street  
REQUEST: To reduce the rear yard from 5' to 2'4" (Section 27-290.5)  
PURPOSE: To construct a pool enclosure  
NEIGHBORHOOD: Virginia Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-55** **(DENIED)**  
APPLICANT: SDW Properties, LLC  
AGENT: Josh Bradley, PE  
LOCATION: 701 North West Shore Boulevard  
REQUEST: To reduce the required parking from 72 spaces to 46 spaces (Section 27-283.7)  
PURPOSE: To convert general office to medical office  
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to deny the parking request and was seconded by Kelsey Trujeque. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-56** **(MISNOTICED)**  
APPLICANT: TB Homes Land XX, LLC  
AGENT: Kyle Bartley  
LOCATION: 3817 West Palmira Avenue  
REQUEST: To reduce the required setback for a screen enclosure from 5’ to 1’ (Sections 27-290.5)  
PURPOSE: To install a pool cage  
NEIGHBORHOOD: N/A

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

APPLICATION: **VRB 17-57** **(APPROVED)**  
APPLICANT: Maite Alvarez  
LOCATION: 4231 North Habana Avenue  
REQUEST: To increase the height of a sign in the RO district from 4’ to 10’  
PURPOSE: To allow a free standing sign  
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion Dustin Pasteur moved to approve and was seconded by Richard Peterika. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-58** (Continued to June 13, 2017)  
APPLICANT: Acquisition, LLC  
AGENT: David King  
LOCATION: 3614 W North A Street  
REQUEST: To reduce the required setback for a screen enclosure from 5' to 1' (Sections 27-290.5)  
PURPOSE: To install a pool cage  
NEIGHBORHOOD: N/A

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**BOARD DISCUSSION:**

After Board discussion Bret Feldman moved to June 13, 2017 and was seconded by Dustin Pasteur. The motion passed 7-0 unanimously/ voting nay.

APPLICATION: **VRB 17-59** (MISNOTICED)  
APPLICANT: Roger Gritton  
LOCATION: 4233 West El Prado Boulevard  
REQUEST: To decrease the number of required parking spaces from 44 to 19 (Sections 27-283.7)  
PURPOSE: To construct a new retail establishment  
NEIGHBORHOOD: Virginia Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

**OLD BUSINESS:**

**IV. BOARD DISCUSSION:**

Meeting adjourned \* \* \* **11:06 pm\*\*\***

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The VRB meets the second Tuesday of the month at 6:30pm to hear and decide variance requests for zoning, tree and landscape, and sign issues. Replays are on Tuesday's at 6:30pm.  
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