



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 10, 2018

I. SILENT ROLL CALL

In attendance were: Susan Long, Gary Brown, Joseph Citro, Dustin Pasteur, Michael Via and John Dingfelder

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

II. APPROVAL OF MINUTES for March 13, 2018 Public Hearing

Joseph Citro moved to approve the March 13, 2018 minutes and was seconded by Gary Brown. The motion passed 6-0 unanimously.

III. CONTINUED CASES:

NONE

VI. NEW CASES:

APPLICATION:	VRB 18-32	(APPROVED)
APPLICANT:	Carlos & Adriana Colina	
LOCATION:	3024 W Douglas Street	
REQUEST:	To decrease the side yard setback from 7' to 2.8', with the allowed encroachment Of the eaves and gutters (Section 27-156)	
PURPOSE:	To construct an addition to a single family residence	
NEIGHBORHOOD:	McFarlane Park, La Maddalena and Bowman Heights	

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

Large trees in rear, use exterior footprint of building, built prior to code, since 1953 can't move, Additional 54' width

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be approved as per site plan and was seconded by Dustin Pasteur. The motion passed 6-0 voting unanimously.

- Existing house, structure is unique and creates a practical difficulty
- Site is not being overbuilt

APPLICATION: **VRB 18-33 (APPROVED)**
APPLICANT: Raymond McDonald
AGENT: None
LOCATION: 4211 W Tacon Street
REQUEST: Reduce rear yard setback from 20' to 14', with allowed encroachments for eaves and Gutters (Section 27-156)
PURPOSE: To construct an addition to a single family house
NEIGHBORHOOD: Virginia Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Same thing in the same place, closed for safe environment, no pests or pollen

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to be approved as per the site plan and was seconded by John Dingfelder. The motion passed 6-0 voting unanimously.

- Room enclosed for safer environment
- Room will protect from inclement weather

APPLICATION: **VRB 18-34 (CONTINUED 6/12/2018)**
APPLICANT: Phu Ngo & Thao Lam
AGENT: Loupin Construction / Stephen Loupin
LOCATION: 4936 N Melrose Ave
REQUEST: To decrease the rear yard setback from 20' to 8', with the allowed encroachment of the eaves And gutters (Section 27-156)
PURPOSE: To construct a new single family house
NEIGHBORHOOD: Stoney Point Civic, Sunset Park

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

- Mark Kelley – opposition wants them to meet the setbacks, to be consistent with other properties, parcels are not very deep (92'), property on the water, notch out for boat slip

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be approve as per the site plan and was seconded by Joseph Citro. The motion passed 3-3 voting inconclusive.

After Board discussion, Dustin Pasteur moved to deny as per the site plan and was seconded by John Dingfelder. The motion passed 3-3 voting inconclusive.

After Board discussion, Joseph Citro moved to continue case till 6/12/2018 with the conditions that the applicant is to bring More plans and was seconded by John Dingfelder. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-35 (APPROVED)**
APPLICANT: Brad Abbey
AGENT: None
LOCATION: 11510 Joshuas Bend Drive
REQUEST: Reduce rear setback to 3' for new swimming pool construction
PURPOSE: To construct a pool
NEIGHBORHOOD: Forest Hills

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. The pond in the back, recessed steps, lack of depth of parcel, safety needed, ok'd by the homeowner association, Pond drains others

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be granted as per the site plan and approved and was seconded by Gary Brown. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-36 (APPROVED)**
APPLICANT: Greg & Cynthia Van Heyst
AGENT: Charles Kitzmiller
LOCATION: 2816 W San Isidro Street
REQUEST: To reduce west side yard 7' to 0.3', reduce east side yard 7' to 3', reduce rear yard setback from 20' to 2.5', with allowed encroachment for eaves and gutters. (Section 27-156)
PURPOSE: To construct an addition to an existing house.
NEIGHBORHOOD: Palma Ceia Neighborhood, Parkland Estate Civic

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Wide corner easement, slope of property, Historic house, restricted and security

BOARD DISCUSSION:

After Board discussion, Michael Via moved to be granted as per site plan it was approved And seconded by John Dingfelder. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-38 (APPROVED)**
APPLICANT: W DeHart & Patricia Ayala
AGENT: Robert C Foss
LOCATION: 4907 Pilgrims Pathway Street
REQUEST: Reduce front yard to 18.7' to, rear yard to 12' and side yard to 30', with allowed encroachments for eaves and gutters (Section 27-156)
PURPOSE: To construct a covered entry – or construct an addition to a townhome
NEIGHBORHOOD: Ballast Point

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. This is a unique lot and a retention pond (exist) and the zoning is a PD.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted as depicted by the site plan to reduce the side yard from 37 feet to 30 feet, motion was seconded by John Dingfelder. The motion passed 6-0 voting unanimously.

- Consistent with the neighborhood pattern
- No harm to others

APPLICATION: **VRB 18-39** **(NOT HEARD- NOTICE NOT PERFECTED)**
APPLICANT: Alexandr Ivanovich Zouev and Avettana Zoueva
AGENT: Conrad Lachwala
LOCATION: 4933 W Melrose Avenue
REQUEST: Reduce front yard to 18.7' to, rear yard to 12' and side yard to 30', with allowed encroachments for eaves and gutters (Section 27-156)
PURPOSE: To construct a new house
NEIGHBORHOOD: Stoney Point / Sunset Park

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

BOARD DISCUSSION:

After Board discussion, ----- moved to be granted as depicted by the site plan and it was approved was seconded by ----- . The motion passed ----- voting unanimously.

APPLICATION: **VRB 18-40** **(CONTINUED TILL 6/18/2018)**
APPLICANT: Marc Mobley
LOCATION: 6219 s Elberon Street
REQUEST: Removal of a Grand Tree (Section 13-45)
PURPOSE: To allow reasonable use of a property
NEIGHBORHOOD: Ballast Point, McGraw Hill

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 be granted and it was approved and seconded by Joseph Citro. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-42** **(APPROVED)**
APPLICANT: Marc Mobley
LOCATION: 2910 W San Miguel Street
REQUEST: Removal of a Grand Tree (Section 13-45)
PURPOSE: To allow reasonable use of a property
NEIGHBORHOOD: Palma Ceia, Parkland Estates

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Doug Pierce – Natural Resources testified that the tree is a B-7.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted as depicted by the site plan it was approved and seconded by Joseph Citro. The motion passed 6-0 voting unanimously.

- Cannot build on the property with the tree in that location

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION:

Meeting adjourned * * * **9:30 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.
City of Tampa Television is Channel 15 on the Frontier FIOS system and Channel 640 on Spectrum.