



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.*

August 12, 2014

**I. SILENT ROLL CALL**

In attendance were: Chair Randy Baron, Alyson Utter, Gary Brown, Antonio Amadeo, Susan Long, Brian Seel, and Joseph Citro.

Staff in attendance was Ernest Mueller, Legal Department; Eric Cotton and Karencia Ciagala from Land Development Coordination; and Kathy Beck and Mary Danielewicz-Bryson from Natural Resources.

**II. APPROVAL OF MINUTES for July 8, 2014, Public Hearing**

Susan Long made the motion to approve, seconded by Joseph Citro.

**III. EXPARTE COMMUNICATION –** No written exparte. Brian Seel stated he had verbal exparte, that he had met the Agent for one of the cases at a social event and discussed it's existence. City Attorney, Ernest Mueller reminded Brian Seel and members of the board that their decisions made tonight can only be based on the evidence presented at this hearing.

**IV. NEW BUSINESS:**

APPLICATION: VRB14-76  
APPLICANT: The Ferber Company  
AGENT: David Singer  
LOCATION: 2011 North Dale Mabry Highway  
REQUEST: To remove a grand tree  
PURPOSE: To construct a commercial building  
NEIGHBORHOOD: None

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

Applicant Agent David Singer explained the placement of the grand tree was the primary concern for proposed developers, and that this property had not been developed for over ten years, because of the tree and it needs to be removed.

Natural Resources member, Mary Danielewicz-Bryson gave a very informative presentation, showing photos of other properties in the area that had been developed without removing trees.

**PUBLIC COMMENTS: None**

**Board Discussion:** Board Members discussed the time it would take a new tree to grow to replace the existing tree, and whether or not other options were available to build at the rear of the property.

After a lengthy discussion Ernest Mueller reminded members that the decision they make must be based only on what was presented at this meeting.

Susan Long entered a motion to deny the applicants request, Seconded by Alyson Utter. Request by applicant was denied by a 4 to 3 vote, with Joseph Citro, Brian Seel and Gary Brown voting nay.

**APPLICATION: VRB14-67**  
APPLICANT: William and Carol Conner  
LOCATION: 3004 West Bay View Avenue  
REQUEST: To reduce the front yard from 25' to 14' and the Rear yard from 20' to 5' for the principal structure (Section 27-156)  
PURPOSE: To vest existing conditions and construct a residential addition  
NEIGHBORHOOD: Bayshore Beautiful

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

Applicant Carol Conner, spoke about the request and that even though alley's have been historically vacated in this area, they have a ten foot alley in the rear. Mrs. Conner stated when the pool was installed in 2003 or 2004, the setbacks were not an issue. (The addition would be for a 17 x 7 master bedroom with bath, and game area.)

**PUBLIC COMMENTS: NONE**

**Board Discussion:** The board asked the applicant about the shed at the rear of the property, and were told originally they were planning on keeping it, but have since decided to remove it as it is on city right-of-way.

**Motion** was made by Antonio Amadeo to approve the applicants request. Motion was seconded by Joseph Citro, and passed by a unanimous vote.

**APPLICATION: VRB14-68**  
APPLICANT: Brett and Pamela Divers  
AGENT: John Grandoff III, Esquire  
LOCATION: 4502 West Culbreath Avenue  
REQUEST: To reduce rear yard setback from 20' to 5'11" (Section 27-156)  
PURPOSE: Addition to existing home  
NEIGHBORHOOD: Beach Park/Armory Gardens

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

Applicant Agent, John Grandoff, III, Esquire explained the applicant's request and that the hardship criteria had been met. No opposition from neighbors and they have the support of the Melcher family to the west of the property. And provided some documents to the VRB and City Attorney.

**PUBLIC COMMENTS: NONE**

After board discussion, Joseph Citro made a **Motion** to approve applicant's request. Motion seconded by Susan Long. Motion carried by a unanime vote.

**APPLICATION:** **VRB14-69**  
**APPLICANT:** Otis and Deborah Florence  
**LOCATION:** 1506 East Frierson Avenue  
**REQUEST:** Reduce side yard from 5' to 2.5' for principal structure (Section 27-156);  
Accessory structure reduce east side setback from 3' to 1.5' (Section 27-290)  
**PURPOSE:** To construct a single family home  
**NEIGHBORHOOD:** East Tampa Business/Southeast Seminole Heights

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

Applicant Otis Florence, Jr. provided photos showing partial walls, and explained that a previous tenant cooking with used grease started a fire, and tried to put it out with a blanket. Mr. Florence explained he had bought the home in 2003, some ten years ago and just wants to rebuild it.

**PUBLIC COMMENTS: NONE**

After Board discussion a **Motion** was made by Antonio Amadeo to approve the applicant's request. Motion was seconded by Susan Long, and passed by a unanimous vote.

**APPLICATION:** **VRB14-70**  
**APPLICANT:** John and Kathy Williams  
**LOCATION:** 5103 West Neptune Way  
**REQUEST:** East side setback from 5' to 1.9' (Section 27-290.1)  
**PURPOSE:** For Pool Cage/Enclosure  
**NEIGHBORHOOD:** Beach Park/Armory Gardens

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

Applicant John Williams explained the request, that they had a letter of support to submit, and that the request for a pool enclosure would allow the use of the pool in spite of mosquitos.

**PUBLIC COMMENTS: NONE**

**Motion** was made by Antonio Amadeo to approve the applicant's request. Motion was seconded by Joseph Citro, and passed by a unanimous vote.

**APPLICATION:** **VRB14-71**  
**APPLICANT:** Gerald D. Fielstra  
**LOCATION:** 6921 Interbay Boulevard  
**REQUEST:** Reduce rear setback from 20' to 7' (Section 27-156)  
**PURPOSE:** To construct 10 townhouses  
**NEIGHBORHOOD:** Gandy/Sun Bay South

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

Applicant Gerald D. Fielstra stated that the rear yard is technically a side yard to proposing development. He stated City Arborist's made notes to save the trees, which is why they are now proposing a two story rather than a three story construction.

**PUBLIC COMMENTS: NONE**

**Board Discussion:** Gary Brown asked the applicant if they would consider an 8 unit structure, rather than a 10 unit structure. The applicant responded that it would be too tough to do, and wouldn't recoup costs as planned.

**Motion** was made by Joseph Citro to approve the applicant's request. Motion was seconded by Susan Long, and passed by a 6 to 1 vote, with Gary Brown opposing.

**APPLICATION: VRB14-73**  
APPLICANT: Pinarama Bowling Lane Inc.  
Agent: Mark Brenchley  
LOCATION: 5008 South Dale Mabry Highway  
REQUEST: To reduce setback from 15' to 0' and increase the square footage  
Of a sign from 50 to 91  
PURPOSE: To make a sign conforming  
NEIGHBORHOOD: Gandy/Sun Bay South

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

Applicant Agent Mark Brenchley explained the historical events, that the Pinarama owner had signed with B & B Signs to construct a sign, and their contract showed B & B Signs would obtain permits. Since the owner found out they have filed with Department of Justice, and have been trying to legitimize the sign since they found out.

**PUBLIC COMMENTS: NONE**

The board discussed road grade levels for Dale Mabry, and whether or not hardship had been met.

After discussion, Brian Seel made a **Motion** to approve the applicant's request. Motion was seconded by Antonio Amadeo and passed by a 6 to 1 vote, with Gary Brown opposing.

**APPLICATION: VRB14-74**  
APPLICANT: John Stuenkel  
LOCATION: 2903 West Hawthorne Road  
REQUEST: To reduce the front yard from 25' to 22.5'; the rear yard from 20' to 18';  
and the side yards from 7' to 6' (Section 27-156)  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: Bayshore Beautiful

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

Applicant John Stuenkel explained the property had been rezoned prior to sale, and he had tried to obtain an Administrative Variance and was told he couldn't get one due to a 31" Oak Tree.

**PUBLIC COMMENTS:**

Helene Glucksman did not think the owner has met the hardship criteria. She stated she had a petition of 11 homeowners, and believes the owner could still build a 4,000 square foot home by preserving the integrity of the tree lined streets.

Adam Yalowich believes this is a self-created hardship by previous owner, and current owner was aware when he purchased the property. This new construction would be 14 feet from their kitchen window, and wants the wall to remain. LDC Staff, Eric Cotton stated that the wall was not part of the variance.

Valerie Sigman also agreed that no hardship was met, and showed lots on the overhead projector.

Randy Johnson of 4707 Bayshore also wants to keep the wall, and did not want a 35' home looking in to his home.

MaryBeth Yalowich questioned why the structure would be at 23 foot setback when all the homes on the street all meet a 35 foot setback. It was explained by staff that originally setback was 35 feet, and the area was rezoned in 1956 changing the setback.

Penny Harman spoke about the canopy street, and wants to keep the trees, and that smaller houses can be built on smaller lots. She is hoping this will be opposed.

After board discussion Gary Brown made a **Motion to deny** the applicant's request. Motion was seconded by Joseph Citro, and passed by a unanimous vote to deny applicant's request.

**APPLICATION:** VRB14-75  
**APPLICANT:** Jeremy and Oliviana Catrone  
**LOCATION:** 3518 West El Prado Boulevard  
**REQUEST:** To reduce the side yard from 7' to 5' (Section 27-156)  
**PURPOSE:** To construct a residential addition  
**NEIGHBORHOOD:** Bayshore Beautiful/Palma Ceia/Virginia Park

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

Applicant Jeremy Catrone explained the request.

**PUBLIC COMMENTS: NONE**

Motion was made by Susan Long to approve applicant's request. Motion was seconded by Joseph Citro, and passed by a unanimous vote.

## **V. NEW BUSINESS**

**APPLICATION:** VRB14-52  
**APPLICANT:** Affordable Home Solutions of West Coast Florida, LLC  
**LOCATION:** 7304 South Elliot Street  
**REQUEST:** To reduce the side yard from 7' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)  
**PURPOSE:** To construct a single family home  
**NEIGHBORHOOD:** Port Tampa City

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

Applicant Mike Darcy explained that he was enclosing a carport in to a bedroom.

**PUBLIC COMMENTS: NONE**

Motion was made by Antonio Amadeo to approve. Motion was seconded by Susan Long, and passed by a unanimous vote.

Meeting adjourned.

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