



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 8, 2017

I. SILENT ROLL CALL

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

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

II. APPROVAL OF MINUTES for July 11, 2017

Dustin Pasteur moved to approve the July 11, 2017 minutes and was seconded by Gary Brown.

III. CONTINUED CASES:

APPLICATION:	VRB 17-01	(Continued to Sept 2017)
APPLICANT:	Daniel Chehour	
LOCATION:	238 E Davis Blvd	
REQUEST:	To reduce the setback from 10' to 0' (Section 27-156)	
PURPOSE:	To allow commercial tents to remain in an open commercial court yard	
NEIGHBORHOOD:	Davis Island Civic	

Mis-Noticed for 8/8/17 public hearing, now noticing for 9/12/17 public meeting.

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Case is being continued due to mis-notice.

APPLICATION: **VRB 17-65** (Continued to Sept 12, 2017)
APPLICANT: Jacqueline Russo
LOCATION: 3302 South Omar Avenue
REQUEST: To reduce the corner yard from 15' to 3'9", with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Belmar Gardens/Sunset Park

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

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to continue to Sept 12, 2017 and it was approved and seconded by Dustin Pasteur. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB17-73** (APPROVED)
APPLICANT: Hossam Nasser & Kira Beliaeva
LOCATION: 4605 West San Miguel Street
REQUEST: To reduce the rear yard from 5' to 3' (Section 27-290.5)
PURPOSE: To construct a pool cage
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 granted and it was approved and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB17-77** (APPROVED)
APPLICANT: Selser Pickett
LOCATION: 4602 West Clifford Street
REQUEST: To increase the height of a boat from 10' to 13' and the length from 26' to 30' (Section 27-283.11)
PURPOSE: To keep an existing boat parked on the property
NEIGHBORHOOD: Bayside West/ Beach Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Case was continued from July 11, 2017

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to be granted and it was approved and was seconded by John Dingfelder. The motion passed 6-1 with Gary Brown voting nay.

APPLICATION: **VRB17-81** (CONTINUED TO 9/12/17)

APPLICANT: Lee Curtis
LOCATION: 3917 West Empedrado Street
REQUEST: To reduce the rear yard from 12' to 8'5", with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
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, Joseph Citro moved to be continued and it was approved and was seconded by Dustin Pasteur. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-85 (APPROVED)**
APPLICANT: John Lum
AGENT: Steve Michelini
LOCATION: 4509 West Lamb Avenue
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family residence
NEIGHBORHOOD: Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Doug Pierce spoke in ref to retain certain trees. Received a new site plan that was given to natural resources. Ron Litz – Arborist for the applicant. Bob Whitmore 3111 Hawthorne Rd, Tampa – neighbor opposing Yel Mendelson 4511 West Lamb Avenue, Tampa – neighbor opposing Cynthia Duncan 425 W Barcelona Ave, Tampa – neighbor opposing Nathan Caulk, Century 21, Tampa

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur moved to be granted for the removal of 2 grand trees, it was approved and was seconded by Joseph Citro. The motion passed 6-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB17-88 (APPROVED)**
APPLICANT: Lloyd Craftsmen, Inc.
AGENT: Jim Lloyd
LOCATION: 2406 W Prospect Road
REQUEST: To reduce side yard setback from 3' to 1.2' for accessory structure (Section 27-290)
PURPOSE: To construct a 1-story frame garage for a single family home
NEIGHBORHOOD: Bay shore Gardens, SOHO Business, New Suburb Beautiful

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 be granted and it was approved and was seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

IV. NEW BUSINESS:

APPLICATION: **VRB17-89** (APPROVED & CONTINUED TO 10/10/2017)
APPLICANT: Tony Kelly
LOCATION: 128 East Davis Boulevard
REQUEST: To reduce the front yard setback from 25' to 15', reduce the rear yard setback from 20' to 0', with the allowed encroachment of the eaves and gutters (Section 27-156) And reduce the number of required parking spaces from 9 to 6. (Section 27-283.7)
PURPOSE: To construct a 4 unit multi-family complex.
NEIGHBORHOOD: Davis Island Civic Association, Inc.

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Ed Rollin – Construction – assisting the applicant, he is the general contractor.
Bob Whitmore – neighbor
Bob Abager – co-president Davis Island Civic Association, Inc.
Debbie Zomermund – Davis Island Civic Association, Inc.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve front yard setback and it was approved and seconded by Joseph Citro. The motion passed 6-1 voting John Dingfelder voting nay.

After Board discussion, Richard Peterika moved to continue the rear setbacks till October 10, 2017 and Joseph Citro. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-91** (APPROVED & DENIED)
APPLICANT: Bob Zamani
AGENT: Thomas Chira
LOCATION: 2113 W Cass Street
REQUEST: To remove a 34" grand tree (Section 13-45), and reduce west side yard from 7' to 6' (Section 27-156)
PURPOSE: To construct a duplex
NEIGHBORHOOD: North Hyde Park, West Tampa CRA, SOHO Business, Historic Hyde Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Bob Whitmore – 3111 Hawthorne Rd, Tampa, FL – opposing neighbor
Cynthia Duncan – 425 W Barcelona, Tampa, FL - opposing neighbor
Robert Dutsky – 2114 W Cass St, Tampa, FL – Opposing neighbor

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted to remove the 34" grand tree and was seconded by Dustin Pasteur. The motion passed 5-2 with voting nay Richard Peterika and Kelsey Trujeque.

After Board discussion, Gary brown moved to be denied the side yard setbacks and it was seconded by Dustin Pasteur. The motion passed 7-0 with voting unanimously.

APPLICATION: **VRB 17-92** (APPROVED)
APPLICANT: Rezo Hajion
AGENT: Reginald Barrier

LOCATION: 3110 W San Carlos Street
REQUEST: To reduce the side yard from 7' to 1.6', with the allowed encroachment of the Eaves and gutters (Section 27-290), and reduce the required number of parking from 4 to 2 (Section 27-283.7)
PURPOSE: To fill in a wall
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Reginald is speaking for applicant due to applicant is out of town. Per Reginald does have permission to make decisions for the applicant.

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur moved to be granted and it was approved and was seconded by John Dingfelder. The motion passed 5-2 with voting nay Kelsey Trujeque & Richard Peterika.

APPLICATION: **VRB-17-93** (APPROVED)
APPLICANT: Joseph Ashton
AGENT: Tobin McNamee Construction
LOCATION: 909 W Yukon Street
REQUEST: To reduce the front yard setback from 25' to 15', reduce the rear yard setback from 20' to 13', to reduce the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To install signage for a new business
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Joseph Ashton, Jr – son of the applicant with letters from neighbors.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to be granted and it was approved and was seconded by Dustin Pasteur. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-94** (APPROVED)
APPLICANT: Stephen Michelini
LOCATION: 504 N Hubert Avenue
REQUEST: To reduce the rear yard from 15' to 13' (Section 27-156), and reduce the Required building separation from 21.49' to 14' (Section 27-162)
PURPOSE: To construct a nine unit single family attached development
NEIGHBORHOOD: Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Cliff Fernandez, speaking on behalf of applicant. Bob Whitmore, 3111 Hawthorne – on behalf of the natural resources of the property.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be granted and it was approved and was seconded by John Dingfelder. The motion passed 6-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB-17-95** **(DENIED)**
APPLICANT: Florence Jeannette
AGENT: Eric Stockland
LOCATION: 484 Bosphorous Avenue
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: Davis Islands Civic

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Bob Whitmore – opposing neighbor
Cynthia Duncan – opposing neighbor
Bob Ebeger – Davis Islands Civic Association – Opposing
Lorraine Porino – granting for neighbor
John Wolfe – opposing neighbor
Nancy Phones – granting for neighbor
Christen Fidele – granting for neighbor

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to deny for an enough of a hardship and was seconded by John Dingfelder. The motion passed 5-2 with voting nay Susan Long & Gary Brown.

APPLICATION: **VRB-17-99** **(APPROVED)**
APPLICANT: Devonshire Builders, Inc.
LOCATION: 3307 S Shamrock Road
REQUEST: To remove a 43” grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Bob Whitmore, 3111 W Hawthorne, opposing neighbor
Cynthia Duncan, opposing neighbor

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be granted and it was approved and was seconded by Gary Brown. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-100** **(Continued to 9/12/17)**
APPLICANT: Jeff Smith
AGENT: Audie Smith AIA
LOCATION: 475 W Davis Boulevard
REQUEST: To reduce the rear yard setback from 20’ to 3’ (Section 27-290.3)
PURPOSE: To construct a pool 36” above finish grade
NEIGHBORHOOD: Davis Island Civic Association, Inc.

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

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to continue to Sept 12, 2017 and it was approved and was seconded by Dustin Pasteur. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-101** (APPROVED)
APPLICANT: Steven & Marina Odell
LOCATION: 3807 W Rogers Avenue
REQUEST: To increase the height of an accessory structure from 15' to 20' (Section 27-290)
PURPOSE: To construct a garage addition to a single family house
NEIGHBORHOOD: Gandy/ Sun Bay South

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 grant and it was approved and was seconded by Richard Peterika. The motion passed 6-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB-17-102** (Continued to 9/12/17)
APPLICANT: Heydi Jimenez
LOCATION: 1415 E Linebaugh Avenue
REQUEST: To reduce east side yard from 7' to 5.8' and west side yard from 7' to 6.2' and front yard from 20' to 16.4', with the allowed encroachment of the eaves and gutters (Section 27-164)
PURPOSE: To vest existing structure
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, Kelsey Trujeque moved to grant a continuance and it was approved and was seconded by Joseph Citro. The motion passed 7-0 unanimously.

APPLICATION: **VRB-17-105** (APPROVED)
APPLICANT: Abram & Mary Liverio
LOCATION: 2915 W San Rafael Street
REQUEST: To reduce rear yard setback from 20' to 0' (Section 27-156)
PURPOSE: To construct an addition to a single family house
NEIGHBORHOOD: Palma Ceia Neighborhood

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Tom Crane – builder for the applicant.

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to grant and it was approved and was seconded by Joseph Citro. The motion passed 7-0 with voting unanimously.

V. **OLD BUSINESS:**

None

VI. **BOARD DISCUSSION:**

Meeting adjourned * * * **1:00am*****

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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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