



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 14, 2018

I. SILENT ROLL CALL

In attendance were: Susan Long, Gary Brown, Joseph Citro, Michael Via, Richard Peterika, John Dingfelder, and Bret Feldman

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Joel Sousa, Land Development Coordination,

II. APPROVAL OF MINUTES for August 14, 2018 Public Hearing

Gary Brown moved to approve the July 10, 2018 minutes and was seconded by Susan Long. The motion passed 7-0 unanimously.

III. CONTINUED CASES:

NONE

VI. NEW CASES:

APPLICATION:	VRB 18-68	(WITHDRAWN)
APPLICANT:	Kurt & Sara Westfield	
LOCATION:	4802 W Juno Street	
REQUEST:	To decrease the front yard setback from 25' to 23', reduce the rear yard from 3' to 1', and side yard from 3' to 1', with the allowed encroachment of the eaves and gutter (Section 27-156 & 290)	
PURPOSE:	To construct a new front porch and vest an existing garage to a single family residence	
NEIGHBORHOOD:	Sunset Park	

- Applicant has withdrawn this application

APPLICATION: **VRB 18-69** (APPROVED)
APPLICANT: Frederick & Marlene Manfra
LOCATION: 1104 S Dunbar Avenue
REQUEST: To reduce side yard setback 5' to 0', reduce the rear yard setback 3' to 1', with allowed encroachment for eaves and gutters (Section 27-156 & 290).
PURPOSE: To keep an attached screen room, and to vest an existing detached garage for an existing house
NEIGHBORHOOD: Beach Park, San Rafael, Westshore Alliance, Bayshore Beautiful, Bayshore Gardens, Sunset Park Area, Armory Gardens, Culbreath Heights

Staff introduced the case and told the Board the applicant had requested a continuance to September 11, 2018.

BOARD DISCUSSION:

After Board discussion John Dingfelder moved to be approved as per the site plan and screen enclosure to never be enclosed and it was seconded by Susan Long. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB 18-70** (REMOVED)
APPLICANT: Adnelys Gonzalez
LOCATION: 3209 W Beach St
REQUEST: Reduce the rear yard from 20' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an enclosed detached accessory structure for an extended family dwelling
NEIGHBORHOOD: MacFarlane Park, La Maddalena, Bowman Heights

- **Per the ZA, case cannot be heard by the VRB, applicant cannot apply for a variance on an approved Extended Family Residence to make it conforming.**

APPLICATION: **VRB 18-71** (APPROVED)
APPLICANT: Elizabeth Kay Booker
AGENT: Charles Kitzmiller
LOCATION: 504 S Clark Avenue
REQUEST: Reduce front yard setback from 25' to 8'1", with allowed encroachment for eaves and gutters (Section 27-156)
PURPOSE: To construct an open front porch for a single family residence
NEIGHBORHOOD: None

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 be approved as per the site plan to create unenclosed front porch and it was seconded by John Dingfelder. The motion was approved 6-1 voting nay Gary Brown.

APPLICATION: **VRB 18-72** (APPROVED)
APPLICANT: ****CONFIDENTIAL****

LOCATION: 4809 W Juno Street
REQUEST: To decrease the front yard setback 25' to 21', reduce the corner yard setback from 15' to 1', and reduce the rear yard from 12' to 2', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a major renovation and 1 story additions to a single family residence
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 Susan Long moved to be approved as per the site plan and it was seconded by John Dingfelder . The motion was approved 5-2 voting nay Gary Brown and Richard Peterika.

APPLICATION: **VRB 18-73 (Moved to October)**
APPLICANT:
AGENT: John Lum
LOCATION: 2903 W Ballast Point Boulevard
REQUEST: Removal of a Grand Tree (Section 13-45)
PURPOSE: To prove reasonable use of the parcel is being denied, to construct a single family residence
NEIGHBORHOOD: Ballast Point, McGraw Hill

BOARD DISCUSSION:

- Legal is allowing case to be heard, did meet the notice requirement. Applicant was notified of this change.

APPLICATION: **VRB 18-74 (Moved to October)**
APPLICANT:
AGENT: John Lum
LOCATION: 4001 W McKay Avenue
REQUEST: Removal of a Grand Tree (Section 13-45)
PURPOSE: To prove reasonable use of the parcel is being denied, to construct a single family residence.
NEIGHBORHOOD: None

APPLICATION: **VRB 18-75 (APPROVED)**
APPLICANT: Troy Puleo
AGENT: Chris McNeal
LOCATION: 4301 W South Avenue
REQUEST: To decrease the east side yard setback from 10' to 1', and reduce the required green space from 25% to 12.5%, with the allowed encroachment of the eaves and gutters (Section 27-156 & 285)
PURPOSE: To construct a warehouse addition and associated vehicle use area.
NEIGHBORHOOD: Drew Park, Grant Park

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 as depicted by the site plan to be submitted and motion was seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-76 (APPROVED)**
APPLICANT: Kevin Robles
AGENT: Fred Henry
LOCATION: 2955 W Ellis Drive
REQUEST: To decrease the front yard setback from 60' to 39', and the rear yard setback From 20' to 7', with the allowed encroachment of the eaves and gutters. (Section 27-156 & 290)
PURPOSE: To construct new single family house
NEIGHBORHOOD: Ballast Point

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 be granted and as depicted on the site plan and it was Seconded by Susan Long. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-77 (Moved to September 2018)**
APPLICANT: Kyle Bartley
AGENT: Stephen Michelini
LOCATION: 804 S Davis Boulevard
REQUEST: Removal of a Grand Tree (Section 13-45)
PURPOSE: To prove reasonable use of parcel is being denied, to construct a single family residence
NEIGHBORHOOD: Davis Islands Civic

Applicant requested a continuance.

APPLICATION: **VRB 18-51 (Moved to October 2018)**
APPLICANT: Kyle Bartley
AGENT: Stephen Michelini
LOCATION: 804 S Davis Boulevard
REQUEST: To reduce the rear yard setback from 20' to 6; (Section 27-156)
PURPOSE: To construct an elevated pool deck
NEIGHBORHOOD: Davis Islands Civic

- Applicant requests to be withdrawn from this agenda, failed to complete notice.

APPLICATION: **VRB 18-78 (APPROVED)**
APPLICANT: Jennifer Aregood
LOCATION: 3303 S Shamrock Road
REQUEST: To reduce the front yard setback from 25' to 13', with allowed encroachments for eaves and gutters. (Section 27-156)

PURPOSE: To construct a 1-story addition
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, Michael Via moved to be granted as depicted by the site plan and motion was seconded by Susan Long. The motion passed 7-0 voting unanimously/nay.

APPLICATION: **VRB 18-79 (WITHDRAWN)**
APPLICANT: Nesty Dominguez
LOCATION: 1108 W Willow Pine Court
REQUEST: To decrease the side yard setback from 7' to 0', the front yard setback from 20' to 19.9', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an unpermitted structure for a single family house
NEIGHBORHOOD: None

Withdrawn at request of applicant

APPLICATION: **VRB 18-80 (Continued To OCTOBER)**
APPLICANT: Kyle Bartley
AGENT: Stephen Michelini
LOCATION: 208 S Moody Avenue
REQUEST: To increase the height of an accessory structure from 15' to 25'3", with the allowed encroachment of the eaves and gutters. (Section 27-290)
PURPOSE: To construct 2 unit townhouse with an accessory structure
NEIGHBORHOOD: Courier City/Oscawana, SOHO Business, Westland Park, Parkland Estates, Historic Hyde Park

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

BOARD DISCUSSION:

After Board discussion, Susan Long moved that the case be continued to October 9,2018, seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

IV. OLD BUSINESS:

None

V. 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.
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