



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.

December 13, 2016

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Towanda Anthony and Joel Sousa, Land Development Coordination,

II. APPROVAL OF MINUTES for October 11, 2016 and November 8, 2016

Richard Peterika moved to approve the October 11, 2016 minutes and was seconded by Gary Brown. Motion passed unanimously.

Bret Feldman moved to approve the November 8, 2016 minutes and was seconded by Gary Brown. Motion passed unanimously.

III. NEW BUSINESS

APPLICATION:	VRB 16-86	(DENIED)
APPLICANT:	Thomas Hills	
LOCATION:	3001 North 34 th Street	
REQUEST:	To allow a barbed wire fence (Section 27-290.1)	
PURPOSE:	To keep an existing barbed wire	
NEIGHBORHOOD:	East Tampa	

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

Applicant Thomas Hills presented his request.

Neighbor Terrance Wolf spoke in objection of the request.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to deny due to lack of hardship and was seconded by Joseph Citro motion approved. The motion passed voting unanimously.

APPLICATION: **VRB 16-100** **(DENIED)**
APPLICANT: Carlos Castilla
LOCATION: 4715 West Wyoming Avenue
REQUEST: To reduce the front yard from 25' to 2', with the allowed encroachment of the eave and gutters (Section 27-156)
PURPOSE: To construct a carport
NEIGHBORHOOD: Gandy/ Sunbay South

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant Carlos Castilla presented his request.

BOARD DISCUSSION:

After Board discussion, board is concerned with the 27' length request and site plan discrepancy. Public hearing re-opened to ask applicant questions. After Board discussion, Gary Brown moved to deny request due to lack of evidence addressing need and was seconded by Richard Peterika. The motion passed unanimously.

APPLICATION: **VRB16-101** **(DENIED)**
APPLICANT: Miguel Torres
LOCATION: 2223 Harper Street
REQUEST: To reduce the side yard setback from 7' to 0' and the rear yard from 20' to 0', with the allowed encroachment of the eaves and gutters, provided they do not encroach onto private property.
PURPOSE: To keep unpermitted accessory structures
NEIGHBORHOOD: Palmetto Beach

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Francisco Diaz introduced applicant representatives Mr. Ottly, Donna Landson and Petra Torres presented his request.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to deny and was seconded by Richard Peterika. The motion passed 6-1 with Susan Long voting nay.

APPLICATION: **VRB16-105** (APPROVED)
APPLICANT: John Clark
LOCATION: 816 West Adalee 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 vest an existing structure
NEIGHBORHOOD: Riverside Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant John Clark presented request. Builder Mr. Andrew spoke in support.

BOARD DISCUSSION:

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

APPLICATION: **VRB16-107** (Misnoticed – needs to continue)
APPLICANT: Robson Corporation
LOCATION: 501 S Dale Mabry Highway
REQUEST: To decrease the setback of a sign from 9' to 1.87', increase the sign SF from 50 SF to 60 SF, and increase the pillar size from 12" to 3" (Section 27-290)
PURPOSE: To remodel an existing commercial sign
NEIGHBORHOOD: Swann Estates, Ballast Point, Bon Air

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant sign contractor Will Cageot presented request along with church member Debra Oxler.

BOARD DISCUSSION:

Based on advice from legal, a continuance was granted due to a missed notice. After Board discussion, Bret Feldman moved to continue the case to February 14, 2017, and was seconded by Richard Peterika. The motion passed 7-0 voting unanimously. Board agreed case may be first on February agenda.

APPLICATION: **VRB17-01** (Continued to Feb 14, 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

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 the case, and was seconded by Richard Peterika. The motion passed unanimously.

APPLICATION: **VRB 17-02** (APPROVED)
APPLICANT: Richard Martin & Melissa Martin
LOCATION: 3118 W Barcelona Street
REQUEST: To reduce the rear yard from 20' to 13', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a laundry room addition
NEIGHBORHOOD: Palma Ceia

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

BOARD DISCUSSION:

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

APPLICATION: **VRB 17-03** (APPROVED)
APPLICANT: Mark Brenchley
LOCATION: 4015 S Dale Mabry Highway
REQUEST: To increase the copy area of a free standing sign from 50' to 59.2 SF, to allow 2 wall Signs each on the north, south and east building elevations (Section 27-289)
PURPOSE: To erect one free standing sign and 6 wall signs for a proposed restaurant.
NEIGHBORHOOD: Fair Oaks / Manhattan Manor

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

BOARD DISCUSSION:

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

APPLICATION: **VRB 17-05** (APPROVED)
APPLICANT: Dikran & Kimberly Kalaydjian
LOCATION: 808 Bella Vista Street
REQUEST: To reduce the front yard from 25' to 24', to reduce the rear yard setback from 20' to 13' with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a single family residence
NEIGHBORHOOD: Beach Park, Westshore Alliance, Bayshore Gardens, Armory Gardens, Swann Estates

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant and resident Dikran Kalaydjian presented request. John Hudson spoke in opposition as part of Beach Park Association,. Susan Rosetty also a member of Beach Park Association spoke in opposition. Neighbor Harold Gallop an adjacent rear property owner spoke in support.

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to approve the request with condition never to enclosed porches and covered areas was seconded by Richard Peterika .
The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-08** (APPROVED)
APPLICANT: Ben Clay
AGENT: David Thomas
LOCATION: 111 S Westland Avenue
REQUEST: To reduce the side yard setbacks from 7’ to 5’, reduce the rear yard setback from 15’ to 5’, with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a detached 2-story accessory structure to a SFR
NEIGHBORHOOD: Courier City/ Oscawana, SOHO Business, Westland, Historic Hyde Park

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

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to approve the request with condition never to enclosed porches and covered areas and was seconded by Richard Peterika.
The motion passed unanimously.

APPLICATION: **VRB 17-09** (Moved to January 10, 2017)
APPLICANT: John Oliva
AGENT: Stephen Michelini
LOCATION: 13 Spanish Main
REQUEST: To reduce the front yard setback from 25’ to 5’, increase the wall height from 3’ to 12’, to allow pool to be completed / elevated above the 12” at grade to 20”.
(Sections 27-156, 290, 286)
PURPOSE: To construct a pool in the front yard
NEIGHBORHOOD: Sunset Park, Westshore Alliance, Bayshore Gardens, Armory Gardens

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 approve the request and was seconded by Richard Peterika.
The motion passed unanimously.

APPLICATION: **VRB 17-10** (Moved to January 10, 2017)
APPLICANT: Melissa Ker
AGENT: Stephen Michelini
LOCATION: 2812 ½ W Parkland Blvd.

REQUEST: To allow pool to be completed / elevated above the 12” at grade to 20”. (Sections 27-286)
PURPOSE: To construct a pool
NEIGHBORHOOD: Parkland Estates, SOHO Business, Tampa Heights, 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, Gary Brown moved to approve the request and was seconded by Kelsey Trujeque. The motion passed unanimously.

APPLICATION: **VRB 17-12** (Moved to January 10, 2017)
APPLICANT: Prasad of Tampa
AGENT: Stephen Michelini
LOCATION: 2520 50th Street
REQUEST: To reduce the setback from 11’ to 5’, and reduce the setback from 11’ to 0’.
(Sections 27-289)
PURPOSE: To construct two free standing commercial signs
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 approve the request and was seconded by Dustin Pasteur. The motion passed unanimously.

IV. OLD BUSINESS:

V. BOARD DISCUSSION:

Meeting adjourned 11:00 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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