



## 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.*

February 14, 2017

### **I. SILENT ROLL CALL**

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario and Eric Cotton, Land Development Coordination, Mary Danielewicz-Bryson, Natural Resources

### **II. APPROVAL OF MINUTES for January 10, 2017**

Joseph Citro moved to approve the January 10, 2017 minutes and was seconded by Bret Feldman.  
Motion passed unanimously.

### **III. REMANDED CASE:**

APPLICATION:	<b>VRB 16-54</b>	<b>(DENIED)</b>
APPLICANT:	Alberto and Magda Portela	
LOCATION:	3207 West Fair Oaks Avenue	
REQUEST:	To reduce the rear yard from 20' to 15', with the allowed encroachment of the eaves and gutters (Section 27-290)	
PURPOSE:	To construct an accessory structure	
NEIGHBORHOOD:	Bayshore Beautiful / 345 Bayshore	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Chris Ward, 3214 W Fair Oaks Ave., Tampa, FL neighbor, is for the structure to be built.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to deny due to not enough evidence, and was seconded by Kelsey Trujeque motion approved. The motion passed 5-2 voting nay Bret Feldman & Dustin Pasteur.

**IV. NEW BUSINESS:**

APPLICATION: **VRB 17-31 (APPROVED)**  
APPLICANT: Thomas Engineering Group/Darren Eyre, PE  
LOCATION: 1605 East Hillsborough Avenue  
REQUEST: To remove a grand tree  
PURPOSE: To construct a retail store  
NEIGHBORHOOD: East Tampa/Business Guild of Seminole Heights/South Seminole Heights/  
Old Seminole Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Truitt Gardner, Esq. spoke on behalf of Thomas Engineering Group.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to approve the request and was seconded by Joseph Citro. The motion passed 7-0 unanimously.

APPLICATION: **VRB 16-107 (APPROVED)**  
APPLICANT: Robson Corporation  
LOCATION: 501 S Dale Mabry  
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. Will Caglia – contractor for Robson Corporation.  
Debra Oxley – member of the church/treasurer. Stephen Causman – pastor of the church.

**BOARD DISCUSSION:**

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

APPLICATION: **VRB17-01** (APPROVED)  
APPLICANT: Daniel Chehouri  
LOCATION: 238 East Davis Boulevard  
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.  
Alex Chehouri-Owner, in support for the tents.  
Katherine Picasura- resident of Davis Island, in support for the tents.  
Deborah Zomermaand- resident of Davis Island, against the support for the tents.

**BOARD DISCUSSION:**

After Board discussion, Dustin Pasteur moved to approve and was seconded by Gary Brown with site plan conditions, 10x10 tents are to never be closed. The motion passed 5-2 voting nay Richard Peterika & Kelsey Trujeque.

APPLICATION: **VRB17-08** (APPROVED)  
APPLICANT: Ben & Denisha Clay  
AGENT: David Thomas  
LOCATION: 111 S Westland Avenue  
REQUEST: To reduce the side yard setback 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.

**BOARD DISCUSSION:**

After Board discussion, Dustin Pasteur moved to approve and was seconded by Joseph Citro.  
The motion passed 4-3 voting nay Kelsey Trujeque, Gary Brown & Richard Peterika.

APPLICATION: **VRB17-15** (APPROVED)  
APPLICANT: Suzan Pae  
LOCATION: 3121 South Emerson Street  
REQUEST: To reduce the rear and side yards from 7' to 4.3', with the allowed encroachment of the eaves and gutters (Section 27-290.5)  
PURPOSE: To construct a screen enclosure  
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, Bret Feldman moved to approve and was seconded by Dustin Pasteur. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-23** (APPROVED)  
APPLICANT: Rebuilding Together Tampa Bay, Incorporated  
AGENT: Jose Garcia  
LOCATION: 1905 East Bird Street  
REQUEST: To reduce the side yard from 7' to 4.3', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: Sulphur Springs

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Todd Pressman, representing neighbor Linda Merky against. Rick Demetramitch , neighbor against. Debra Netpeters, neighbor against. Dorothy Boley, neighbor against.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve the request and was seconded by Dustin Pasteur. The motion passed 5-2 voting nay Kelsey Trujeque & Joseph Citro.

APPLICATION: **VRB 17-24** (APPROVED)  
APPLICANT: Thomas Henry  
LOCATION: 3307 West Gray Street  
REQUEST: To reduce the rear yard from 20' to 7', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a two-car garage  
NEIGHBORHOOD: Oakford Park/ Westshore Alliance

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 deny the request and was seconded by Gary Brown. The motion failed 4-3 nay Joseph Citro, Bret Feldman, Dustin Pasteur, Susan Long.

Joseph Citro then moved to approve the request and was seconded by Bret Feldman. The motion passed 4-3 voting nay Richard Peterika, Gary Brown & Kelsey Trujeque.

APPLICATION: **VRB 17-28** (APPROVED)  
APPLICANT: Think P Nguyen  
LOCATION: 4412 West Melrose Avenue  
REQUEST: To reduce the rear yard from 5' to 3' 10", for a screen enclosure (Section 27-290.5)  
PURPOSE: To construct a pool enclosure  
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 to be approved and was seconded by Dustin Pasteur. The motion passed 7-0 unanimously.

APPLICATION:           **VRB 17-29                   (DENIED)**  
APPLICANT:            Thomas Panaseny  
LOCATION:                3010 West San Miguel Street  
REQUEST:               To reduce the rear yard from 5' to 3', for a pool (Sections 27-290.3)  
PURPOSE:               To construct an in-ground pool  
NEIGHBORHOOD:        Golfview Civic/Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Mark & Linda Salsena concerned neighbors.

**BOARD DISCUSSION:**

After Board discussion, Dustin Pasteur moved to be denied and was seconded by Joseph Citro. The motion passed 5-2 voting nay Gary Brown & Susan Long.

APPLICATION:           **VRB 17-30                   (APPROVED)**  
APPLICANT:            Maritza and Stephen Stagg  
LOCATION:                1215 South Roxmere Road  
REQUEST:               to reduce the side yard from 7' to 3' and the rear yard from 20' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE:               To enclose a laundry room  
NEIGHBORHOOD:        Culbreath Bayou

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 approve and was seconded by Kelsey Trujeque. The motion passed 7-0 unanimously.

**V.     OLD BUSINESS:**

**VI.    BOARD DISCUSSION:**

Meeting adjourned 10:45pm \* \* \*

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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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