



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.

January 10, 2017

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario and Eric Cotton, Land Development Coordination,

II. APPROVAL OF MINUTES for December 13,2016

Bret Feldman moved to approve the December 13, 2016 minutes and was seconded by Joseph Citro.
Motion passed unanimously.

III. NEW BUSINESS

APPLICATION:	VRB 16-97	(APPROVED)
APPLICANT:	Julio Sabatier Gonzalez	
LOCATION:	2901 West Columbus Drive	
REQUEST:	To reduce the side (north) yard from 10' to 4', with the allowed encroachment of the eaves and gutters (Section 27-156)	
PURPOSE:	To keep an unpermitted addition	
NEIGHBORHOOD:	MacFarlane Park	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Prior hearing was November 2016. Applicant Zalan Figueroa, wife of applicant, speaks English.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to approve and was seconded by Bret Feldman motion approved. The motion passed 5-1 voting nay by Kelsey Trujeque.

APPLICATION: **VRB 16-106** (APPROVED)
APPLICANT: Andrea Midulla Safos
LOCATION: 2918 West Braddock Street
REQUEST: To reduce the front yard from 20' to 15', west side yard from 7' to 3', east side yard from 7' to 6', and the rear yard from 20' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an unpermitted addition
NEIGHBORHOOD: MacFarlane Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant is daughter of property owner Jerry Garcia. We didn't vote on reducing the front yard from 20' to 15' because we were told it wasn't needed. Ergo it wasn't included in the motion.

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to approve and was seconded by Joseph Citro. The motion passed unanimously. The accessory structure is to be removed.

APPLICATION: **VRB16-113** (APPROVED)
APPLICANT: Gary Garcia III
LOCATION: 4419 West Vasconia Street
REQUEST: To reduce the building separation from 10' to 8.5' (Section 27-290.1)
PURPOSE: To keep a tree house
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Co-Applicant Christine Garcia.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve and was seconded by Kelsey Trujeque. The motion passed unanimously.

APPLICATION: **VRB17-06** (APPROVED)
APPLICANT: Teddi Aberle
LOCATION: 10111 North 17th Street
REQUEST: To reduce the front yard from 60' to 9', with the allowed encroachment of the eaves and gutters, and the building separation from 5' to 0' (Section 27-290)
PURPOSE: To remodel the existing house
NEIGHBORHOOD: University Square

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

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to approve and was seconded by Bret Feldman. The motion passed 6-0 unanimously.

APPLICATION: **VRB17-09** (APPROVED)
APPLICANT: John Oliva
AGENT: Stephen Michelini
LOCATION: 13 Spanish Main
REQUEST: To reduce the front yard setback from 25' to 5' for the construction of a pool greater than 12" above finished grade (Section 27-290.5) and to increase the wall height from 3' to 8.25' (Section 27-290.1)
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 and was seconded by Michael Via. The motion passed 5-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB17-10** (APPROVED)
APPLICANT: Melissa Ker
AGENT: Stephen Michelini
LOCATION: 2812 ½ West Parkland Boulevard
REQUEST: To reduce the rear yard from 20' to 5' for the construction of a pool greater than 12" above finished grade (Section 27-290.5)
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, Dustin Pasteur moved to approve and was seconded by Bret Feldman. There is a grading change. The motion passed 5-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB 17-12** (APPROVED)
APPLICANT: Prasad of Tampa
AGENT: Stephen Michelini
LOCATION: 2520 50th Street
REQUEST: To reduce the setback from 11' to 5' from 50th Street and reduce the setback from 11' to 0' from Columbus (Section 27-289.12)
PURPOSE: To construct two free standing commercial signs
NEIGHBORHOOD: None

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 approve the request and was seconded by Joseph Citro. The motion passed 4-2 voting nay Kelsey Trujeque & Dustin Pasteur.

APPLICATION: **VRB 17-14** (APPROVED)
APPLICANT: Perry Sullivan III
LOCATION: 3106 West San Isidro Street
REQUEST: To reduce the side yard from 21' to 7', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Golfview / Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant/ Agent have presented his case. Kevin Burnes homeowner has added to the case.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to approve the request and was seconded by Kelsey Trujeque. The motion passed unanimously.

APPLICATION: **VRB 17-15** (Continued to Feb 14, 2017)
APPLICANT: Todd Krum & Susan Pey
LOCATION: 3121 South Emerson Street
REQUEST: To reduce the rear yard from 5' to 2'. (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. Homeowner Susan Pey presented the case.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved the request to be continued and seconded by Dustin Pasteur. The motion passed 6-0 unanimously.

APPLICATION: **VRB 17-16** (APPROVED)
APPLICANT: Nicole and Nathan Oliver
LOCATION: 1205 South Druid Lane
REQUEST: To reduce the rear yard from 20' to 11', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: For a residential addition
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Homeowners presented the case for a garage addition.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve and was seconded by Michael Via. The motion passed 5-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB 17-17** (DENIED)
APPLICANT: Adam Smith
LOCATION: 506 South Lincoln Avenue
REQUEST: To reduce the side yards from 7' to 5', with the allowed encroachment of the eaves and gutters (Sections 27-156)
PURPOSE: To construct single family semi-detached residence
NEIGHBORHOOD: Palma Ceia Pines

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

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to be denied due to failure of proof and the hardship were not met and was seconded by Dustin Pasteur. The motion passed unanimously.

APPLICATION: **VRB 17-18** (DENIED)
APPLICANT: Adam Smith
LOCATION: 508 South Lincoln Avenue
REQUEST: To reduce the north side yard from 7' to 5', with the allowed encroachment of the eaves and gutters (Sections 27-156)
PURPOSE: To construct single family semi-detached residence
NEIGHBORHOOD: Palma Ceia Pines

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 be denied due to failure of proof and the hardship were not met and was seconded by Dustin Pasteur. The motion passed unanimously.

APPLICATION: **VRB 17-19** (CONTINUED TO MARCH 14,2017)
APPLICANT: Jamie Turtle
LOCATION: 2020 Linsey Street
REQUEST: Reduce the front yard from 25' to 7.4' (including porch), the east side yard from 7' to 1.6', The west side yard from 7' to 4', rear yard from 15' to 0' and the green space from 25 percent to 5 percent; and to increase the height of a wall in the front yard from 3' to 6'
PURPOSE: To keep unpermitted construction
NEIGHBORHOOD: Palmetto Beach

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. William Malloy attorney for the applicant. Natural resources suggested green space from 25% to 14%.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to continue to March 14, 2017 the request and was seconded by Dustin Pasteur. The motion passed unanimously.

APPLICATION: **VRB 17-20** (APPROVED)
APPLICANT: Jennifer Bevan
LOCATION: 4024 West San Pedro Street
REQUEST: To reduce the rear yards from 20' to 5', with the allowed encroachment of the eaves and gutters (Sections 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. Applicant and Steve Armstrong presented their case.

BOARD DISCUSSION:

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

APPLICATION: **VRB 17-21** (APPROVED)
APPLICANT: Thomas Sign and Awning
LOCATION: 918 East Busch Boulevard
REQUEST: To increase the height of sign from 16' to 20' and the square footage from 50 to 100 and to reduce the required setback from 15' to 11' 7.5" (Section 27-289.12)
PURPOSE: To construct a free standing sign
NEIGHBORHOOD: North Tampa Community / Sulphur Springs

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Dustin Pasteur excused himself due to is an employer. So therefore, he was excused.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve the request and was seconded by Kelsey Trujeque. The motion passed 4-1 voting nay Susan Long.

APPLICATION: **VRB 17-22** **(APPROVED)**
APPLICANT: Derek Jeter
AGENT: Stephen Michelini
LOCATION: 58 Bahama Circle
REQUEST: Increase the height of a gate from 6' to 8'
PURPOSE: To provide additional height for two gates
NEIGHBORHOOD: Davis Island

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Agent has spoken on behalf of Applicant. Debbie Zomerman is an neighbor opposing of this variance.

BOARD DISCUSSION:

After Board discussion, Michael Via moved to approve the request and was seconded by Bret Feldman. The motion passed 5-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB 17-23** **(Continued to Feb 14, 2017)**
APPLICANT: Rebuilding Together Tampa Bay, Incorporated
AGENT: Jose Garcia
LOCATION: 1905 East Bird Street
REQUEST: To reduce the side yard from 7' to 3', with the allowed encroachment of the eaves and gutters (Sections 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.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to continue to Feb 14, 2017 and was seconded by Kelsey Trujeque. The motion passed unanimously.

IV. OLD BUSINESS:

V. BOARD DISCUSSION:

Meeting adjourned 11:15PM* * *

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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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