



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 9, 2018

I. SILENT ROLL CALL

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

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

II. APPROVAL OF MINUTES for November 14, 2017 Public Hearing

Joseph Citro moved to approve the December 12, 2017 minutes and was seconded by Bret Feldman.
Bret Feldman moved to approve the November 14, 2017 minutes and was seconded by Joseph Citro.

III. CONTINUED CASES:

APPLICATION:	VRB 17-82	(APPROVED/ CONTINUED TO LATER DATE/NEW NOTICE)
APPLICANT:	Luis Alvarez	
LOCATION:	5126 North Matanzas Avenue	
REQUEST:	To reduce the side (north and south) and rear yards from 3' to 0' for existing accessory structures (Section 27-290)	
PURPOSE:	To vest two existing accessory structures	
NEIGHBORHOOD:	Plaza Terrace	

Applicant was requested to provide a survey to the Board to confirm location of the house & accessory structure.

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

Applicant son (Luis Alvarez, Jr) translated for the applicant. The rear structure is far enough which has been approved, existing condition that has existed for many years, and no harm to the surrounding neighbors, Request has been asked if a gutter can be added to the back structure, to prevent run off on neighbors.

But the front side structure is not far enough for the setbacks so they will have to re notice for the side structure and postponed till new public notice is completed.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to approve only the rear structure but have to put a gutter be granted and seconded by Joseph Citro. The motion was approved 6-1 with Richard Peterika voting nay.

After Board discussion, John Dingfelder moved to continue the case for the front side accessory structure, applicant has to renote, once he has renoticed we can give him a hearing date and it was approved 7-0 voting unanimously.

APPLICATION: **VRB 17-130** (APPROVED)
APPLICANT: Pirate Fashions, LLC
AGENT: Anthony Liu
LOCATION: 4006 W Cayuga Street
REQUEST: To reduce the required parking from 32 to 14 spaces (Section 27-283)
PURPOSE: To allow a retail use on the property
NEIGHBORHOOD: Grant Park, Drew Park

This case was continued from the November public hearing.
Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
This not a retail area and therefore there will not be competition for extra parking spaces.

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur moved to grant and it was approved per the site plan and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-131** (APPROVED)
APPLICANT: EAS Holdings, LLP
AGENT: Ty Maxey
LOCATION: 5101 N Howard Avenue,
REQUEST: To remove over 50% trees on a lot (Section 13-45), and to allow contribution to the tree trust fund for mitigation trees (Section 13-65(d)).
PURPOSE: To construct a warehouse facility
NEIGHBORHOOD: Wells wood Civic

This case was continued from the November public hearing.
Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Doug Pierce – natural resource met with applicant to retain the best trees on the site.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to grant and it was approved as per the site plan and to allow donation to the natural resources and seconded by Joseph Citro. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-137** (CONTINUED TO MARCH 13)
APPLICANT: Linsford Clarke & Deloris Benson
LOCATION: 1714 E Annona Avenue
REQUEST: To reduce the front yard from 20' to 0', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To vest a principal and accessory structure for a single family home
NEIGHBORHOOD: University

- Did not complete their Public Notice process in December 2017, to be continued to the March 13th public hearing
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 grant and it was approved and was seconded by Joseph Citro.
The motion passed 7-0 unanimously.

APPLICATION: **VRB 18-05** (APPROVED)
APPLICANT: Susan H Sharp
AGENT: Mary Schucraft
LOCATION: 4933 W Bay Way Place
REQUEST: To reduce the rear yard setback from 20' to 5', with allowed encroachments
For eaves and gutters (Section 27-156)
PURPOSE: To construct a wheelchair accessible addition
NEIGHBORHOOD: Beach Park Isles

Requested to be heard on January 9, 2018 Public Hearing
Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Mary Schucraft spoke on behalf of applicant. Susan Sharp spoke on her behalf that no neighbors are having an issue with this addition, the lot is unusually shaped.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to grant and it was approved as per the site plan and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-107** (APPROVED)
APPLICANT: Amos Lee Castillo, Sr
LOCATION: 2202 E Idlewild Ave
REQUEST: Reduce the front yard setback from 60' to 13', with the allowed encroachments
For eaves and gutters (Section 27-290)
PURPOSE: To construct a carport
NEIGHBORHOOD: None

Board asked applicant to obtain survey, and decide whether to attach or detach a proposed carport.
Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.

Amos Castillo, Jr spoke on behalf of his father.

Per Doug Pierce, the tree is a grand tree, as long as the applicant does pier & lentil construction it can be saved.

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to grant and it was approved as per the site plan and the perinlntle is to be added was seconded by Gary Brown. The motion passed 6-1 voting nay Richard Peterika.

VI. NEW CASES:

APPLICATION: **VRB 18-08 (WITHDRAWN)**
APPLICANT: Charles Kitzmiller
LOCATION: 2422 W Sunset Drive
REQUEST: To increase the height of an accessory structure from 15' to 22'6", with allowed encroachments for eaves & gutters (Section 27-156)
PURPOSE: To construct a 2-story accessory structure
NEIGHBORHOOD: Mew Suburb Beautiful, SOHO Business, Palma Ceia Neighborhood

- This case has been withdrawn, and will not be heard.

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

BOARD DISCUSSION:

After Board discussion, _____ moved to grant and it was approved/denied and was seconded by _____. The motion passed ____ unanimously.

APPLICATION: **VRB 18-09 (APPROVED)**
APPLICANT: Brandon & Melissa Crane
AGENT: Melissa Ann Swalley
LOCATION: 3307 S Drexel Avenue
REQUEST: To decrease the front yard setback from 25' to 15', and reduce the rear yard setback from 20' to 10', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a new single family residence
NEIGHBORHOOD: Parkland Estates, Palma Ceia Neighborhood, 345 Bayshore, Bayshore Beautiful

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 grant and it was approved as per the site plan excluding the pool/deck due to very oddly shaped property and the variance is necessary to build a modes sized home and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB 18-10 (CONTINUED TO A LATER DATE/ NEW NOTICE)**
APPLICANT: Hydrologic
AGENT: Renee and/or Lance Oij
LOCATION: 2006 W Kennedy Blvd
REQUEST: To allow a 76.1 SF wall sign on a building façade not facing a public street

PURPOSE: To allow an extra wall sign on a commercial building
NEIGHBORHOOD: North Hyde Park, SOHO Business, Westland Park, Parkland Estates, and
Historic Hyde Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Per Kristin Mora – they will need to renote due to the notice that they are requesting is inaccurate.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to continue till the applicant send a new notice and it was approved
and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB 18-11 (APPROVED)**
APPLICANT: Guillermo Betancourt & David Fernandez
LOCATION: 4618 Harvey Avenue
REQUEST: Reduce the front yard setback from 25’ to 10’, with allowed encroachments for eaves
and gutters (Section 27-156)
PURPOSE: To construct an unclosed carport addition to single family house
NEIGHBORHOOD: Wellswood

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 grant as per site plan, and that the carport will never be enclosed and there
will be a 19ft setback from the road, it was approved and was seconded by John Dingfelder. The motion passed 6-1 voting
nay Richard Peterika.

APPLICATION: **VRB 18-12 (APPROVED)**
APPLICANT: Carloyn Robinson
AGENT: Kimberly Clement
LOCATION: 2622 W Morrison Avenue
REQUEST: To reduce side yard 7’ to 1.8’, with allowed encroachments for eaves and gutters
(Section 27-156)
PURPOSE: To construct a 1-story carport
NEIGHBORHOOD: Tampa Heights

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 granted as per the site plan due to there is an existing encroachment for
the home, which carport will closely follow, no front yard encroachment are proposed and it was approved for an
unenclosed carport and was seconded by Joseph Citro. The motion passed 7-0 unanimously.

APPLICATION: **VRB 18-18 (APPROVED)**
APPLICANT: Brandon Hicks
LOCATION: 4014 W Barcelona Street
REQUEST: To reduce rear yard 20’ to 5’, with allowed encroachments for eaves and gutters

(Section 27-156)
PURPOSE: To construct 1-story covered 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, Richard Peterika moved to be granted as per site plan to construct a 1 story non-covered addition and it was approved was seconded by Joseph Citro. The motion passed 6-1 voting nay Gary Brown.

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION:

Meeting adjourned * * * **10:15PM** * * *

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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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