



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 12, 2016

I. SILENT ROLL CALL

In attendance were: Chair Randy Baron, Joseph Citro, Antonio Amadeo, Susan Long, Kelsey Trujeque, Gary Brown, and Bret Feldman

Staff in attendance: Ernest Mueller and Colin Rice, Legal Department; Joel Sousa, Aileen Rosario and Alis Drumgo, Land Development Coordination; Mary Danielewicz-Bryson, Natural Resources.

II. APPROVAL OF MINUTES for December 8, 2015 , Public Hearing

Susan Long moved to approve the minutes of the December 8, 2015, minutes and was seconded by Joseph Citro. Motion passed unanimously.

III. EXPARTE COMMUNICATION – NONE

IV. NEW BUSINESS

Tree Removal:

APPLICATION: **VRB15-91**
APPLICANT: Domain Homes (Kevin Robles)
LOCATION: 3109 West Spruce Street
REQUEST: To remove a grand and protected trees (Section 13-45)
PURPOSE: To construct a single family house
NEIGHBORHOOD: MacFarlane Park

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

Applicant requested to remove the grand tree, stating that he could not build a sellable product on the site.

Mary Danielewicz-Bryson spoke against the tree removal, indicating that with setback variances, the tree could be saved.

Kevin Robles gave additional information stated per Kathy Beck; the tree was not going to impose on the removal of the Camphor Tree.

BOARD DISCUSSION:

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

APPLICATION: **VRB16-19**
APPLICANT: Jefferson Walker III
AGENT: Mari Beth Langston
LOCATION: 3004 West Julia Street
REQUEST: To remove grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: None

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

Mari Beth Langston and Jefferson Walker III discussed the tree issue.

Mary Danielewicz-Bryson is objecting the removal of a healthy live oak tree.

Ernest Mueller stated that as the tree is partially in the right of way the City may have an ownership interest in the tree and after further discussion it was decided to continue the case to the February 9, 2016 hearing, so that Legal could analyze the issue.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to continuation for the Legal department to address right of way issues, and was seconded by Antonio Amadeo. The motion passed unanimously.

Sign Variance:

APPLICATION: **VRB16-16**
APPLICANT: Thomas Johnson
LOCATION: 2320 West Hillsborough Avenue
REQUEST: To allow for signage on a building that does not front a right-of-way for a total of 351.25 square feet (Section 27-289.12)
PURPOSE: To allow for signage for a new business
NEIGHBORHOOD: Wellswood

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

Thomas Johnson gave presentation with explanation of reason for signage/ frontage which faces Hillsborough Avenue.

Frank Musolino spoke against the requested sign variance.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to approve the request, with the condition that the signs on both Armenia and Howard be reduced in size to accommodate the sign facing Hillsborough, and was seconded by Antonio Amadeo. The motion passed unanimously.

General Variances:

APPLICATION: **VRB16-11**
APPLICANT: Winston Ramphal
LOCATION: 10217 North 28th Street
REQUEST: To reduce the front yard from 25' to 15', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition (garage)
NEIGHBORHOOD: University Square

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

Winston Ramphal explained the request.

BOARD DISCUSSION:

After Board discussion, Antonio Amadeo moved to approve the request and was seconded by Susan Long. The motion passed 6-1, with Richard Peterika voting nay.

APPLICATION: **VRB16-12**
APPLICANT: Lori Davis
LOCATION: 9310 North 18th Street
REQUEST: To reduce the rear yard from 20' to 0.7', the side yard from 7' to 0.4', with the allowed encroachment of the eaves and gutters, not to encroach over the property line (Section 27-156)
PURPOSE: To keep an unpermitted addition.
NEIGHBORHOOD: Sulphur Springs

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan, indicating that it was a two story addition.

Lori Davis explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to approve the request with the following condition house could never be built more than 1 story and was seconded by Antonio Amadeo. The motion passed 4-3, with Kelsey Trujeque, Gary Brown, and Richard Peterika voting nay.

APPLICATION: **VRB16-13**
APPLICANT: Walter and Magaly Leon
LOCATION: 3620 West Palmetto Street
REQUEST: To reduce the rear yard from 15' to 4.5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To attached the main structure with the accessory structure, making into one structure
NEIGHBORHOOD: MacFarlane Park/ La Maddelena / Bowman Heights

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

Magaly Leon presented her case (translated by City staff)

BOARD DISCUSSION:

After Board discussion, Antonio Amadeo moved to approve the request and was seconded by Joseph Citro. The motion passed 4-3, with Kelsey Trujeque, Randy Baron and Richard Peterika voting nay.

APPLICATION: **VRB16-17**
APPLICANT: Jason and Amanda Quirin
LOCATION: 4809 West Juno Street
REQUEST: To reduce the side and rear yards from 5' to 1' for a pool enclosure (Section 27-290.5),

PURPOSE: To construct a screen enclosure for a pool
NEIGHBORHOOD: Sunset Park

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

Jason and Amanda Quirin spoke in favor of the request.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve and was seconded by Susan Long. The motion passed unanimously.

APPLICATION: **VRB16-18**
APPLICANT: Jerilyn Rush
AGENT: Renee Ruggiero
LOCATION: 3106 West San Jose Street
REQUEST: To reduce the side yard from 7' to 2.5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a front porch/ can never be enclosed
NEIGHBORHOOD: Palma Ceia

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

Renee Ruggiero spoke in favor of the request.

BOARD DISCUSSION:

After Board discussion, Antonio Amadeo moved to approve, with the condition that it never be enclosed, and was seconded by Susan Long. The motion passed unanimously.

APPLICATION: **VRB16-20**
APPLICANT: Timothy Jones
LOCATION: 2535 West Tennessee Avenue
REQUEST: To reduce the rear yard from 15' to 7', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Bayshore Gardens

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

Timothy Jones spoke in favor of the request.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve and was seconded by Susan Long. The motion passed unanimously.

V. BOARD ACTIONS:

NONE

Meeting adjourned @ 10:40 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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