



## 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.*

July 11, 2017

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

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

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

### **II. APPROVAL OF MINUTES for June 13, 2017**

Joseph Citro moved to approve the June 13, 2017 minutes and was seconded by Kelsey Trujeque. Motion passed unanimously.

### **III. CONTINUED CASES:**

|               |  |                 |
|---------------|--|-----------------|
| APPLICATION:  | <b>VRB 17-39</b>   | <b>(DENIED)</b> |
| APPLICANT:    | Lazaro Lantes  |                 |
| LOCATION:     | 3106 West Aileen Street  |                 |
| REQUEST:      | To reduce the required green space from 25% to 15% (Section 27-285) and to increase the height of a fence from 3' to 5.7' (Section 27-290.1) |                 |
| PURPOSE:      | To keep the existing impervious area and the fence   |                 |
| NEIGHBORHOOD: | MacFarlane Park/ La Maddalena/ Bowman Heights  |                 |

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Case is being continued from April 11, 2017.

Case was moved to the end of the night, with no client in the audience at time of calling.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to deny and was seconded by Joseph Citro. The motion was approved 5-2 with Gary Brown and John Dingfelder voting nay.

APPLICATION: **VRB 17-53** (APPROVED)  
APPLICANT: Ron and Annette Fly  
LOCATION: 901 South Frankland Road  
REQUEST: To reduce the building separation from 10’ to 5’, as measured eave to eave (Section 27-290)  
PURPOSE: To construct an accessory building  
NEIGHBORHOOD: Golfview

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. This case was partially missed noticed at the April 11, 2017 hearing for the building separation issue. To be heard on 7/11/17.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to be granted and it was approved and was seconded by JohnDingfelder. The motion was approved 4-3 voting nay is Kelsey Trujeque, Gary Brown, and Richard Peterika.

APPLICATION: **VRB17-59** (DENIED)  
APPLICANT: Roger Gritton  
LOCATION: 4233 El Prado Boulevard  
REQUEST: To reduce the required number of parking spaces from 44 to 19 (Section 27-283.17)  
PURPOSE: To construct a new commercial building  
NEIGHBORHOOD: Virginia Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. This case was continued from April 11, 2017, hearing and **mis-noticed** for the 6/13/17 VRB public meeting and cannot be heard.

**BOARD DISCUSSION:**

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

APPLICATION: **VRB17-62** (APPROVED)  
APPLICANT: Jonathan Sands  
AGENT: Michael McGuire – (Attorney) 400 N Ashley Ave.  
LOCATION: 110 South Westland Avenue  
REQUEST: To reduce the side yard from 7’ to 3’ and the rear yard from 15’ to 10, with the allowed encroachment of the eaves and gutters (Section 27-290)  
PURPOSE: To construct single family, semi detached homes with accessory structures  
NEIGHBORHOOD: Courier City/ Oscawana

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

This case was continued by the Board from the May 9, 2017, hearing so that the applicant could amend the site plan to reflect the requested yard reductions. Applicant re-noticed for the 7/11/17 hearing.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to be granted and it was approved and was seconded by John Dingfelder. The motion passed 6-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB17-65** (MOVED TO SEPTEMBER)  
APPLICANT: Jacqueline Russo  
LOCATION: 3302 South Omar Avenue  
REQUEST: To reduce the corner yard from 15' to 3'9", with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Belmar Gardens/Sunset Park

**BOARD DISCUSSION:**

After Board discussion, Joseph Citro moved to reschedule this case and was seconded by Gary Brown. The motion passed 7-0 unanimously.

**IV. NEW BUSINESS:**

APPLICATION: **VRB17-13** (APPROVED)  
APPLICANT: Salim Alagha  
LOCATION: 3702 East Columbus Drive  
REQUEST: to allow for barbed and razor wire fencing (Section 27-290.1)  
PURPOSE: To vest the existing barbed wire and razor wire fencing  
NEIGHBORHOOD: East Tampa

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 and it was approved and seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-76** (APPROVED)  
APPLICANT: Kelley Greif  
LOCATION: 402 South Royal Poinciana Drive  
REQUEST: To reduce the rear yard from 5' to 2' and the side yard from 5' to 0' (Section 27-290.5)  
PURPOSE: To construct a pool cage  
NEIGHBORHOOD: Beach Park/Beach Park Isles

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Joseph Citro requested that the small section of the site plan be amended off of the screen enclosure.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to be granted and it was approved and was seconded by John Dingfelder. The motion passed 4-3 with voting nay Kelsey Trujeque, Gary Brown, and Richard Peterika.

*Cannot be heard, no notice, revising plans. Zoning use issues.*

APPLICATION: **VRB 17-77** (MOVED TO AUGUST)  
APPLICANT: Selser Pickett  
LOCATION: 4602 West Clifford Street  
REQUEST: To increase the height of a boat from 10’ to 13’ and the length from 26’ to 30’ (Section 27-283.11)  
PURPOSE: To keep an existing boat parked on the property  
NEIGHBORHOOD: Bayside West/ Beach Park

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

*This case mis-noticed for the 7/11/17, hearing and cannot be heard.*

APPLICATION: **VRB-17-78** (APPROVED)  
APPLICANT: Jason Goodrich  
LOCATION: 208 Como Street  
REQUEST: To reduce the rear yard from 20’ to 12’2”, with the allowed encroachment of the Eaves and gutters (Section 27-156)  
PURPOSE: To convert an existing carport to a garage  
NEIGHBORHOOD: Davis Islands

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 be granted and it was approved and was seconded by John Dingfelder. The motion passed 6-1 voting nay Kelsey Trujeque.

APPLICATION: **VRB-17-79** (APPROVED)  
APPLICANT: Tim Powell  
LOCATION: 4119 West Leona Street  
REQUEST: To reduce the front yard from 25’ to 15.6’, with the allowed encroachment Of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD:

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 be granted and it was approved and was seconded by John Dingfelder with an amendment that the portico will not be enclosed. The motion passed 7-0 unanimously.

APPLICATION: **VRB-17-82** **(MOVED TO SEPTEMBER)**  
APPLICANT: Luis Alvarez/ Duval 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

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 reschedule to September 12, 2017 and was seconded by Richard Peterika. The motion passed 7-0 unanimously.

APPLICATION: **VRB-17-83** **(APPROVED)**  
APPLICANT: John Hickman Jr  
LOCATION: 1506 South Georgia Avenue  
REQUEST: To reduce the side yard from 7' to 2'6", with the allowed encroachment of  
The eaves and gutters (Section 27-156)  
PURPOSE: To construct a residential addition and to vest the existing structure  
NEIGHBORHOOD: Palma Ceia

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 granted and it was approved and was seconded by John Dingfelder. The motion passed 6-1 with voting nay Kelsey Trujeque.

APPLICATION: **VRB-17-84** **(APPROVED)**  
APPLICANT: Bay Area Trust, LLC  
AGENT: Josh Harold  
LOCATION: 3216 East 11<sup>th</sup> Avenue  
REQUEST: Reduction in the side yard from 7' to 5.7', with the allowed encroachment  
Of the eaves and gutters (Section 27-156)  
PURPOSE: To vest an existing single family structure  
NEIGHBORHOOD: East Ybor

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 Richard Peterika. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-85** **(MOVED TO AUGUST)**

APPLICANT: John Lum  
LOCATION: 4509 West Lamb Avenue  
REQUEST: To remove a grand tree (13-45)  
PURPOSE: To construct a single family residence  
NEIGHBORHOOD: Sunset Park

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

**BOARD DISCUSSION:**

*This case didn't do notice, moved to August 8, 2017 public hearing.*

APPLICATION: **VRB-17-86** **(DENIED)**  
APPLICANT: PCS Properties, LLC  
AGENT: Susan Finch, AICP  
LOCATION: 3315 Henderson Boulevard  
REQUEST: To increase the height of a sign from 4' to 10' (Section 27-164)  
PURPOSE: To replace an existing sign  
NEIGHBORHOOD: Gary Gables/Palma Ceia/Cardno ATC

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 denied and was seconded by Richard Peterika. The motion passed 5-2 with Joseph Citro and Gary Brown voting nay.

**V. OLD BUSINESS:**

None

**VI. BOARD DISCUSSION:**

Meeting adjourned \* \* \* **11:30 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. City of Tampa Television is Channel 15 on the Frontier FIOS system and Channel 640 on Spectrum.