



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.

June 13, 2017

I. SILENT ROLL CALL

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

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

II. APPROVAL OF MINUTES for June 13, 2017

Joseph Citro moved to approve the May 9, 2017 minutes and was seconded by Richard Peterika.
Motion passed unanimously.

III. CONTINUED CASES:

APPLICATION:	VRB 17-47	(Approved)
APPLICANT:	Todd Pressman	
LOCATION:	3902 West Hillsborough Avenue	
REQUEST:	To increase the square footage of a wall sign from 135 to 356	
PURPOSE:	To increase signage for a new business	
NEIGHBORHOOD:	None	

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.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to approve and was seconded by Richard Peterika. The motion was approved 5 – 1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB 17-58** (Approved)
APPLICANT: Acquisition, LLC
LOCATION: 3614 West North A Street
REQUEST: Reduce the rear yard from 20' to 5', with the allowed encroachment of the eaves and gutters
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.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve and was seconded by Joseph Citro. The motion was approved 6-0.

APPLICATION: **VRB17-59** (Missed Notice)
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.

APPLICATION: **VRB17-62** (Missed Notice)
APPLICANT: Jonathan Sands
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.

IV. NEW BUSINESS:

APPLICATION: **VRB17-71** (Approved)
APPLICANT: Jillian and Patrick Pantano
LOCATION: 4706 West Chapin Avenue
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: Bayside West

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

Steve Michelini, James Winstead and Judith Winstead spoke in support of the request.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve and was seconded by Joseph Citro. The motion passed 5-1, with Ms. Trujeque voting nay.

APPLICATION: **VRB17-75** (Denied)
APPLICANT: Mark Jordan
LOCATION: 2912 West Harbor View Avenue
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: to construct a single family home
NEIGHBORHOOD: Bayshore Beautiful / 345 Bayshore

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

Steven Lambert spoke in favor.

Pamela Hainey, Laura Vaughn, Julia Lewis, Emma Hainey, Susan Gilgore, Steven Fernandez, Ron Glickman, Claire Hainey and Patricia Hall spoke against the request.

BOARD DISCUSSION:

After Board discussion, Kelsey Trujeque moved to deny and was seconded by Richard Peterika. The motion passed 5-1, with Susan Long voting nay.

APPLICATION: **VRB 17-49** (Approved)
APPLICANT: Raul Albo
LOCATION: 1508 West Knollwood Street
REQUEST: Reduction in the west side yard from 7' to 1' for the principal structure (Section 27-156) and the east side yard from 3' to 1' and the rear yard from 3' to 0' for an accessory structure (Section 27-290), both with the allowance of the eaves and gutters
PURPOSE: To keep existing unpermitted structures
NEIGHBORHOOD: Riverbend

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. This property was missed notice by the applicant for the April 11, 2017 hearing.

Steve Michelini represented the applicant.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve with the condition that the carport not be enclosed and was seconded by Joseph Citro. The motion passed 5-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB-17-53** (Missed Notice)
APPLICANT: Ron and Annette Fly
LOCATION: 901 South Frankland Road
REQUEST: To reduce the building separation from 10' to 7', 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, _____ moved to approve / deny and was seconded by _____.
The motion passed _____ voting _____.

APPLICATION: **VRB-17-56** (Approved)
APPLICANT: TB Homes Land
AGENT: Stephen Michelini
LOCATION: 3817 West Palmira Avenue
REQUEST: To reduce the rear yard from 5' to 1' (Section 27-290.5)
PURPOSE: To construct a pool enclosure
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, Dustin Pasteur moved to approve and was seconded by Joseph Citro.
The motion passed 5-1, with Kelsey Trujeque voting nay.

APPLICATION: **VRB-17-64** (Approved)
APPLICANT: Edward Diaz
LOCATION: 4105 West Coachman Avenue
REQUEST: To reduce the rear yard from 20' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Fair Oaks/ Manhattan Manor

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

BOARD DISCUSSION:

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

APPLICATION: **VRB-17-68** (Approved)
APPLICANT: Nedzad Gruhonjic
LOCATION: 5133 North Lincoln Avenue
REQUEST: To reduce the rear yard from 20' to 10.5' (Section 27-156)
PURPOSE: To construct a residential addition
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, Richard Peterika moved to approve with the condition that the structure never be enclosed and the applicant work with natural Resources regarding special design techniques to protect the grand laurel oak tree on the southeast side and was seconded by Dustin Pasteur. The motion passed 6-0.

APPLICATION: **VRB-17-69** **(Denied)**
APPLICANT: Terry Howe
LOCATION: 2508 North 56th Street
REQUEST: To increase the height of a fence from 3' to 7'2" (Section 27-290.1)
PURPOSE: To maintain a 7'2" fence in the front yard
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Harry Nichols spoke against it.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to deny and was seconded by Joseph Citro. The motion passed 6-0.

APPLICATION: **VRB-17-70** **(Approved)**
APPLICANT: Lori Lofts
AGENT: Tim Powell/David Wright
LOCATION: 2907 West Tyson Avenue
REQUEST: To reduce the rear yard from 20' to 8.2', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To keep an unpermitted carport
NEIGHBORHOOD: Ballast Point

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 approve with the condition that it never be enclosed and was seconded by Bret Feldman. The motion passed 6-0.

APPLICATION: **VRB-17-72** **(Denied)**
APPLICANT: Jorge Flores
LOCATION: 1506 Heather Avenue
REQUEST: To reduce the rear yard from 20' to 3' and the side yard from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To keep an unpermitted accessory structure greater than 900 square feet
NEIGHBORHOOD: University Square

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 and was seconded by Joseph Citro. The motion passed 4-2, with Richard Peterika and Bret Feldman voting nay.

APPLICATION: **VRB-17-73** (Moved to August 8)
APPLICANT: Hossam Nasser and Kira Beliaeva
LOCATION: 4605 West San Miguel Street
REQUEST: To reduce the rear yard from 5' to 3' (Section 27-290.5)
PURPOSE: To construct a pol cage
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 continue the request and was seconded by Kelsey Trujeque. The motion passed 6-0.

V. OLD BUSINESS:

None

VI. BOARD DISCUSSION:

Meeting adjourned * * * **10:45 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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