



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 12, 2018

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Joel Sousa, Land Development Coordination, Brian Mims – Natural Resources

II. APPROVAL OF MINUTES for May 8, 2018 Public Hearing

Susan Long moved to approve the May 8, 2018 minutes and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

Susan Long was voted as pro-temp for this evening due to co-chair Richard Peterika is not in attendance. Motion was denied to have 15 cases in the month of Aug 2018. Voting nay Dustin Pasteur, Bret Feldman, Michael Via, Gary Brown.

III. CONTINUED CASES:

APPLICATION:	VRB18-10	(CONTINUED TO 9/11/18)
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 sign on a commercial building	
NEIGHBORHOOD:	North Hyde Park, SOHO Business, Westland Park, Parkland Estates, Historic Hyde Park	

- Applicant continued: to determine allowable sign areas & square footages and their proposed locations
- **Applicant requests continuance from this hearing to the September 11,2018 agenda**

BOARD DISCUSSION:

Susan Long moved to continue as per request from the applicant; it was seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-34 (APPROVED)**
 APPLICANT: Phu Ngo & Thao Lam
 AGENT: Stephen Loupin & Amy Loupin
 LOCATION: 4936 N Melrose Avenue
 REQUEST: To decrease the rear yard setback from 20' to 8', with the allowed encroachment of the eaves and gutters (Section 27-156)
 PURPOSE: To construct a new single family residence
 NEIGHBORHOOD: Stoney Point Civic, Sunset Park

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

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be approved as per site plan and was seconded by Gary Brown. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-37 (CONTINUED TO OCT 9)**
 APPLICANT: William Starling
 LOCATION: 2118 S Venus Street
 REQUEST: To reduce corner yard setback 7' to 0', reduce rear yard 3' to 0', reduce building separation distance from 5' to 3', with allowed encroachment for eaves and gutters (Section 27-290).
 PURPOSE: To construct a shed for an existing house
 NEIGHBORHOOD: Sunset Park Area

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

Board is going to review only for the rear yard and the building separation. Remaining application will be heard on October 2018.

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be continued until Oct 2018 and it was seconded by Susan Long. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-43 (APPROVED)**
 APPLICANT: Robert H Hyde
 AGENT: Same
 LOCATION: 3308 W Sevilla Circle
 REQUEST: To decrease the north side yard setback from 5' to 2', with the allowed encroachment of the eaves and gutters (Section 27-290.5)

PURPOSE: To construct a screen enclosure
NEIGHBORHOOD: Sunset Park

- **Mis-Noticed for the 5-8-18 public hearing**

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 be approved as per site plan and power lines was seconded by Dustin Pasteur. The motion was approved 6-1 voting nay Gary Brown.

APPLICATION: **VRB 18-45 (APPROVED)**
APPLICANT: Evelyn Rubio
AGENT: None
LOCATION: 2505 W Cordelia Street
REQUEST: To decrease the rear yard setback from 15' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct an unenclosed open porch addition to a single family residence
NEIGHBORHOOD: McFarlane 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, Bret Feldman moved to be approved as per the site plan with the condition of it being an unenclosed . It was seconded by John Dingfelder. The motion passed 6-1 voting nay Dustin Pasteur.

APPLICATION: **VRB 18-46 (CONTINUED TO 9/11/18)**
APPLICANT: Timothy Jones
AGENT: Same
LOCATION: 3120 W Santiago St
REQUEST: To decrease the front yard setback from 25' to 8', and reduce the rear yard setback from 15' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To vest existing structures allowed by previous variance, to a single family residence. Based upon a submitted site plan, staff believes this request will be for a residential duplex and not a single family residence.
NEIGHBORHOOD: McFarlane Park, La Maddalena, Bowman Heights

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

- **Natural Resources discovered a grand tree in the middle of the proposed development. This variance cannot be heard until the removal of the grand tree can be determined. A separate variance application will be required for the grand tree removal. Applicant requests continuance to the September 11th agenda.**

BOARD DISCUSSION:

After Board discussion, Susan Long moved per applicant request to continue to September 11,2018 and it was seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

VI. NEW CASES:

APPLICATION: **VRB 18-53 (CONTINUED TILL NOTICE COMPLETED)**
APPLICANT: Marwajn Asadi
AGENT: Jean Duncan
LOCATION: 11107 N 51st Street
REQUEST: To decrease the rear yard setback from 20' to 5', and the side yard setback from 7' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct an open air porch to a single family residence
NEIGHBORHOOD: MacFarlane Park, La Maddalena, Bowman Heights

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

- **Mis noticed due to not noticed correctly should have been for 1400ft.**
- **Brian Mims for Natural Resources – need a 15ft buffer from the enclosure, due to an oak tree on the property.**
- **The applicant needs to renotice and will be placed on the first available docket once proper notice is achieved.**

BOARD DISCUSSION:

After Board discussion, it was determined the applicant would need to re-notice.

APPLICATION: **VRB 18-54 (APPROVED)**
APPLICANT: Osman N Soliman
AGENT: None
LOCATION: 4615 W Longfellow Avenue
REQUEST: To decrease the west side yard setback from 5' to 3', and the east side yard setback from 7' to 6.6', with the allowed encroachment of the eaves and gutters (Section 27-156 & 290)
PURPOSE: To construct a screen enclosure.
NEIGHBORHOOD: Sunset Park Neighborhood

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 as per site plan, motion was seconded by Susan Long. The motion passed 7-0 members voting unanimously.

APPLICATION: **VRB 18-55 (APPROVED)**
APPLICANT: Livingston S Hessam & Jamie M Lang
AGENT: None
LOCATION: 1509 S Arrawama Avenue
REQUEST: To decrease the south side yard setback from 7' to 4.6', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a master bedroom addition
NEIGHBORHOOD: Sunset Park Neighborhood

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

- **VRB member John Dingfelder was excused due to knowledge of applicant being his neighbor.**
- **Brian Mims – 24" camphor tree rear of lot rated D8 – that can be removed with mitigation.**

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be granted as depicted by the site plan and motion was seconded by Dustin Pasteur. The motion passed 6-0 voting unanimously, John Dingfelder recused himself.

APPLICATION: **VRB 18-56 (APPROVED)**
 APPLICANT: 1960 Capital – Ron Kline,
 AGENT: John Grandoff III
 LOCATION: 2415 W Stroud Avenue
 REQUEST: To decrease the front yard setback from 25’ to 4.8’, with the allowed encroachment of the eaves and gutters. (Section 27-156)
 PURPOSE: To remodel an existing older home.
 NEIGHBORHOOD: Bayshore Gardens, Parkland Estates Civic, Palma Ceia Neighborhood

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

BOARD DISCUSSION:

After Board discussion, Susan Long moved to be granted and it was seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

APPLICATION: VRB 18-59 (CONTINUED TIL JULY 2018)

Staff stated the case was properly noticed for this hearing, but would need to be continued to July’s hearing as it is already on that agenda. Motion to continue by John Dingfelder, seconded by Long, Motion passes 7-0 voting unanimously.

IV. OLD BUSINESS:

None

V. Meeting adjourned * * * **9:00 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.