



## 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 11, 2019

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

In attendance were: Gary Brown, Dustin Pasteur, Bret Feldman, Susan Long, Michael Via

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Towanda Anthony, Land Development Coordination; Brian Knox of Natural Resources,

### **II. APPROVAL OF MINUTES for May 14, 2019**

Susan Long moved to approve minutes of the May minutes and was seconded by Dustin Pasteur. The motion passed 5-0.

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

APPLICATION: **VRB19-17 (Request Continuance)**  
APPLICANT: Meloy Radix  
AGENT:  
LOCATION: 3002 N Adams St  
REQUEST: Reduce side yard from 3' to 2', front yard from 60' to 31.5'  
And the building separation from 5' to 1' (Section 27-290)  
PURPOSE: To construct a shed  
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction, Patsy Hall

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

**Hardship is due:**

Comments from anyone in audience:

**BOARD DISCUSSION:**

After Board discussion Susan Long moved that the application be continued because the applicant requested and was seconded by Bret Feldman. The motion passed 5-0.

APPLICATION: **VRB19-18** (Continued to August)  
APPLICANT: Paul Quinn, Jr.  
AGENT:  
LOCATION: 3101 W Prospect Road 1/2  
REQUEST: Reduce rear yard setback from 20' to 8' (Section 27-156)  
PURPOSE: To construct residential addition  
NEIGHBORHOOD: Golfview Civic & Garden Assoc., SOHO Business Alliance, Parkland Estates Civic Club, Inc., Palma Ceia Neighborhood Assoc., Inc. New Suburb Beautiful Civic Assoc.

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

**Hardship is due:**

No comments from anyone in audience.

**BOARD DISCUSSION:**

After Board discussion Susan Long moved that the application be approved and based upon the hardship criteria stated above and the motion was seconded by Dustin Pasteur. The motion passed 5-0.

APPLICATION: **VRB18-34** (Applicant requested a continuation)

APPLICANT: Garrett Gilkey  
AGENT:  
LOCATION: 214 N Howard Avenue  
REQUEST: Reduce required parking spaces from 12 to 4 (Section 27-283.7)  
PURPOSE: To allow medical office  
NEIGHBORHOOD: North Hyde Park Civic Assoc., West Tampa CRA Community Advisory Committee, SOHO Business Alliance, North Hyde Park Alliance, Parkland Estates Civic Club, Historic Hyde Park Neighborhood Assoc.

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

**Hardship is due:**

No comments from anyone in audience.

### **BOARD DISCUSSION:**

After Board discussion Susan Long moved that the application be continued because the applicant requested and was seconded by Michael Via. The motion passed 3-2 with Bret Feldman and Dustin Pasteur abstained from this case.

APPLICATION: **VRB19-43** (APPROVED)  
APPLICANT: Faye Pearson  
AGENT:  
LOCATION: 4318 S Coolidge Ave  
REQUEST: To reduce the rear yard from 3' to 2.1' and reduce the side yard from 7' to 4.3' (Section 27-290 and 27-156)  
PURPOSE: To vest existing structures  
NEIGHBORHOOD: Fair Oaks/Manhattan Manor Neighborhood Assoc.

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

**Hardship is due: Accessory structures have been there more than 30yrs, and the carport existed when the home was purchased. Placement of the sheds elsewhere on the property would create a practical difficulty due to the layout of the existing structures on the property.**

No comments from anyone in the audience.

### **BOARD DISCUSSION:**

After Board discussion Michael Via moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by Dustin Pasteur.  
The motion passed 5-0.

## **VI. NEW CASES:**

**APPLICATION: VRB19-40 (APPROVED)**  
**APPLICANT:** Joseph Scarpa/ Jose Hernandez  
**AGENT:** Josse Salgado / Antonio Hernandez  
**LOCATION:** 3102 N Woodrow Avenue  
**REQUEST:** To reduce the rear yard from 20' to 14.2' (Section 27-156)  
**PURPOSE:** To vest existing structure  
**NEIGHBORHOOD:** Riverside Heights Civic Assoc., One Laurel Place, THCA Land Use Committee, Business Guild of Seminole Heights, Tampa Heights Civic Assoc. Business Guild of Seminole Heights, Tampa Heights Civic Assoc.

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

Hardship is due to: The physical layout of the property is not changing, but the lot split creates the need to reevaluate the setbacks. The property is on a corner lot, meaning it has two frontages. The property as it exists before the lot split is not in compliance with current front-yard setbacks, but is grandfathered in. The lot split forces a switch in the front and side lots, thus resolving the current non-conformity as to the front yard setback but creating a new, lesser non-conformity as to the rear yard setback (the impact of which is lessened by an alleyway in the new rear yard).

No comments from anyone in the audience.

## **BOARD DISCUSSION:**

After Board discussion Dustin Pasteur moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by Susan Long.  
The motion passed 5-0.

**APPLICATION: VRB 19-63 (APPROVED)**  
**APPLICANT:** Mike Black  
**AGENT:** Pamela Hatley  
**LOCATION:** 4902 W Idaho St  
**REQUEST:** To reduce the side yard setback 7' to 5.9' (Section 27-156)  
**PURPOSE:** To vest existing residence  
**NEIGHBORHOOD:** Port Tampa City, Inc. Civic Assoc.

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

Hardship is due to: Home was built back in 1967, and the footprint of the home has existed without change since that time, and particularly since it was purchased by the current owner in 2009. Though no records to show if there were variances granted or approved at the time the home was constructed, the city permitted the construction in 1967. There is a practical difficulty to modifying the existing structure, which existed since 1967. The home's bathroom and laundry room exist within the non-conforming portion of the structure, and this portion of the structure existed prior to the neighboring home being constructed.

Rhonda Nelson – former owner is speaking on good faith for this applicant.

Nora & Matthew Grosky – neighbor – stating that the structure is dilapidated, and that it is too close to their home for the fire protection.

### **BOARD DISCUSSION:**

After Board discussion Bret Feldman moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by Dustin Pasteur.  
The motion passed 5-0.

APPLICATION:	<b>VRB 19-65</b>	<b>(APPROVED)</b>
APPLICANT:	Dorit Breiter	
AGENT:		
LOCATION:	2901 W San Carlos St	
REQUEST:	Removal of Grand Tree (Section 13-45g)	
PURPOSE:	To construct two story single family residential	
NEIGHBORHOOD:	Bayshore Gardens Neighborhood Assoc., Inc. Parkland Estates Civic Club, Inc. Palma Ceia Neighborhood Assoc.	

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

Hardship is due to: 37inch live oak tree on property approximately halfway into the depth of the lot, and given the 50x100 lot size, even with multiple alternative designs the tree is in the center of the lot and prevents reasonable use for construction of a reasonably designed single-family home.

No comments from anyone in the audience.

After Board discussion Dustin Pasteur moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by Susan Long.  
The motion passed 5-0.

APPLICATION: **VRB 19-66 (APPROVED)**  
APPLICANT: Jacob Cremer  
AGENT:  
LOCATION: 1309 W Main St  
REQUEST: Removal of multiple Grand Trees and to reduce the trees from 50% to 42.4% (Section 13-45 (g) and 27-285)  
PURPOSE: West River Mixed Use Redevelopment Project  
NEIGHBORHOOD: N/A

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

**Hardship is due to: The applicant is removing five of the eleven grand trees on the property. Of the five that applicant sought to remove, Natural Resources agreed that four of those five could be removed. The remaining tree, labeled tree #89, would be further injured in construction and is in the way of the only reasonable place to construct utilities and drainage, thus preventing reasonable use. The removal would be subject to the condition that no trees can be removed until after the building permit is approved.**

Leroy Moore – Tampa Housing Authority – on behalf of keeping the trees  
David Smith – Smith & Weaver, Esq. – on behalf of keeping the trees  
Brad Greene – developer on behalf of fixing the area

After Board discussion Bret Feldman moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by Doug Pasteur.  
The motion passed 5-0.

APPLICATION: **VRB 19-70 (Request Continuance)**  
APPLICANT: Lazaro Lantes  
AGENT: Keith Bricklemyer  
LOCATION: 3207 W Palmira Avenue  
REQUEST: To reduce the rear yard from 20' to 14.6' (Section 27-156)  
PURPOSE: To construct screen porch  
NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Inc. Parkland Estates Civic Club, Inc.

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

**Hardship is due to:**

No comments from anyone in the audience.

After Board discussion ----- moved that the application be approved and based upon the hardship criteria stated above, and the motion was seconded by -----.  
The motion passed 5-0.

**VI. 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.  
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