



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.

March 8, 2016

I. SILENT ROLL CALL

In attendance were: Chair Antonio Amadeo, Joseph Citro, Susan Long, Kelsey Trujeque, Gary Brown, and Bret Feldman, Michael Via (alternate)

Staff in attendance: Colin Rice, Legal Department; Eric Cotton, Aileen Rosario and Alis Drumgo, Land Development Coordination.

II. APPROVAL OF MINUTES for January 12, 2016

Joseph Citro moved to approve the minutes of the February 9, 2016, minutes and was seconded by Susan Long. Motion passed unanimously.

III. NEW BUSINESS

Tree Removal:

NONE

Sign Variance:

APPLICATION:	VRB16-14
APPLICANT:	James T Encke
LOCATION:	3703 Henderson Boulevard
REQUEST:	To increase the height of a sign from 20' to 35' and the square footage from 50 to 63 and to increase the number of free standing signs from one to two and to reduce the required setback from 15' to 3' (27-289.12)
PURPOSE:	To remove the existing nonconforming sign and install a new sign
NEIGHBORHOOD:	Golf view

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

Joseph Diaz, representing the business owner, explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to deny the request and was seconded by Richard Peterika. The motion was denied 4-3, with Bret Feldman, Antonio Amadeo and Joseph Citro voting nay.

APPLICATION: **VRB16-30**
APPLICANT: Rosalyn Holderfield / ID Associates
LOCATION: 2915 North Dale Mabry Highway
REQUEST: To increase the number of wall signs from one to five and to increase the square footage from 250 to 411.7; and to allow a sign on the rear façade that does not face a public street (Section 27-238)
PURPOSE: To install signs for a new business
NEIGHBORHOOD: MacFarlane/ La Maddelena/ Bowman Heights

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

Rosalyn Holderfield offered an amendment to the application to reduce the total square footage of the signs from 411.7 to 355.

Kevin Watman, Vice President for the business, agreed to the amendment reducing the size of the signage.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to approve the request and was seconded by Richard Peterika. The motion passed 6-1, with Bret Feldman voting nay.

General Variances:

APPLICATION: **VRB 16-04**
APPLICANT: Gulfstream Pools/ Gary Netwal
LOCATION: 7602 Kissimmee Street
REQUEST: To reduce the rear yard from 20’ to 10’ (Section 27-290.5)
PURPOSE: To keep a permitted pool with a deck greater than 12” in height
NEIGHBORHOOD: Port Tampa City

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

Gary Netwal explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to approve the request and was seconded by Susan Long. The motion passed unanimously 7-0.

APPLICATION: **VRB 16-24**
APPLICANT: 2906 W Hawthorne Rd, LLC
AGENT: Sprinkle Consulting (Dallas Evans)
LOCATION: 2906 West Hawthorne Road
REQUEST: To reduce the front yard from 47.13’ to 19.33, he rear yard from 52.12’ to 20’, the west side yard from 34.13’ to 8.22’ and the east side yard from 34.13’ to 8’ with the allowed encroachment of the eaves and gutters and the waiver of green space (Sections 27-156 and 27-285)
PURPOSE: To construct single family attached dwelling units
NEIGHBORHOOD: 345 Bayshore /Ballast Point/ Bayshore Beautiful/MacGraw Hill

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Richard Peterika is consultant for landscaping on this project, was excused from this hearing.

Victor Dimaio, Dallas Evans and Robert Sprinkle all explained the request variances.

Mark Radi, 2908 W Hawthorne has disputed this construction due to project being built on the back of his property. Adam Yalowitz read a letter from Jeff Shear objecting to the request.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to continue the request to the May 10, 2016, hearing and was seconded by Susan Long. The motion passed unanimously.

APPLICATION: **VRB 16-27**
APPLICANT: Margaret and Michael Mariani
LOCATION: 4705 West Brookwood Drive
REQUEST: To reduce the rear yard from 20' to 7.5' and the side yard from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition, namely a garage
NEIGHBORHOOD: Culbreath Bayou / Culbreath Isles

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

Margaret and Michael Mariani explained the requested variance.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve the request and was seconded by Joseph Citro. The motion passed unanimously 7-0.

APPLICATION: **VRB 16-29**
APPLICANT: Patrick Mulhearn
LOCATION: 3418 West San Juan Street
REQUEST: To reduce the front yard from 25' to 20' for the main structure and the front yard from 25' to 12' for a front porch (Section 27-156)
PURPOSE: To construct a single family residence

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

Patrick Mulhearn explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to approve the request and was seconded by Richard Peterika. The motion passed unanimously 7-0, with the condition that the porch never be enclosed.

APPLICATION: **VRB 16-33**
APPLICANT: Michael Palios
AGENT: Ralph Schuler
LOCATION: 3902 West Empedrado Street
REQUEST: To reduce the corner yard from 15' to 9', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: to construct a residential addition
NEIGHBORHOOD: Virginia Park

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

Michael Palios and Ralph Schuler explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to approve the request and was seconded by Joseph Citro. The motion passed 6-1, with Kelsey Trujeque voting nay.

IV. OLD BUSINESS:

Staff did not discuss this at the beginning of the hearing, but the applicant for VRB16-28 asked for a continuance. Kelsey Trujeque moved to continue and was seconded by Gary Brown. The motion passed unanimously 7-0. The case will be heard on May 10, 2016.

V. BOARD DISCUSSION:

Meeting adjourned @ 9:30 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.
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