



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 14, 2017

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario and Eric Cotton, Land Development Coordination,

II. APPROVAL OF MINUTES for February 14, 2017

Bret Feldman moved to approve the February 14, 2017 minutes and was seconded by Joseph Citro.
Motion passed unanimously.

III. NEW BUSINESS

APPLICATION:	VRB 17-19	(Approved & Denied)
APPLICANT:	Jamie Turtle	
AGENT:	William Malloy	
LOCATION:	2020 Linsey St	
REQUEST:	Reduce the front yard from 25' to 7.4' (including porch), the east side yard from 7' to 1.6', the west side yard from 7' to 4', rear yard from 15' to 0' and the green space from 25 percent to 5 percent; and to increase the height of a wall in the front yard from 3' to 6'	
PURPOSE:	To keep an unpermitted construction	
NEIGHBORHOOD:	Palmetto Beach	

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

BOARD DISCUSSION:

After Board discussion, _____ moved to approve and was seconded by _____ motion approved.

1. Gary Brown to deny the Green space and was seconded by Joseph Citro 7-0 unanimously
2. Gary Brown to approve the reduce the front setback, never to be enclosed and was seconded by Joseph Citro 7-0 unanimously
3. Gary Brown to approve to reduce the east side yard setback from 7' to 1.6 and the rear setback from 15' to 0' to accommodate the concrete building in the northeast and was seconded by Joseph Citro 5-2 voting nay Kelsey Trujeque and Richard Peterika.
4. Gary Brown to deny the rear yard from 15' to 0' on the northwest & west was seconded by Richard Peterika 7-0 unanimously.
5. Gary Brown to approve the increase the height of the wall to 6' contingent upon applicant's agreement to remove the gate if it became a transportation problem and was seconded by Richard Peterika 7-0 unanimously

APPLICATION: **VRB 17-13** (Continued to May 9, 2017)
APPLICANT: Salim Alagha
LOCATION: 3702 E Columbus Dr
REQUEST: To allow for barbed wire fencing as a security issue (Section 27-290.1)
PURPOSE: To keep existing barbed wire
NEIGHBORHOOD: East Tampa Business and Civic

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 continue to May 9, 2017 and was seconded by Joseph Citro. The motion passed unanimously.

APPLICATION: **VRB17-26** (APPROVED)
APPLICANT: Maria C Rodriguez
AGENT: Susan E Johnson-Velez, Esquire
LOCATION: 901 W Warren St
REQUEST: To reduce the rear yard from 3' to 0' and the corner yard from 10' to 7.4', with the partial allowance of the encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To keep an existing carport
NEIGHBORHOOD: Riverside Heights/ Business Guild of Seminole Heights

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 with condition structure never be enclosed and was seconded by Bret Feldman. The motion passed 6-1 voted nay Kelsey Trujeque.

APPLICATION: **VRB17-32** (APPROVED)
APPLICANT: Truett Gardner
LOCATION: 3401-09 Bayshore Blvd
REQUEST: To increase the square footage of a sign from 16 to 96 (Section 27-289.6)
PURPOSE: To install a larger sign
NEIGHBORHOOD: None

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 approve with the following condition can only be up for 2years (March 2019) and was seconded by Richard Peterika. The motion passed 7-0 unanimously.

APPLICATION: **VRB17-35** (APPROVED)
APPLICANT: Nancy Dusek-Gomez
LOCATION: 3909 W Morrison Ave
REQUEST: To reduce the building separation from 5' to 0' and the required side yard from 3' to 0' (Section 27-290)
PURPOSE: To construct a carport
NEIGHBORHOOD: Palma Ceia/ Virginia Park/ Swann Estates

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 approve with the condition that this carport never be enclosed and was seconded by Richard Peterika. The motion passed 6-1 Kelsey Trujeque voting nay.

APPLICATION: **VRB17-36** (Moved to April 11, 2017 hearing)
APPLICANT: Lori Duvall
LOCATION: 438 E Davis Blvd
REQUEST: To increase the height of an accessory structure from 15' to 21' (Section 27-290)
PURPOSE: To construct an accessory structure
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, Joseph Citro moved to continue to April 11, 2017, and was seconded by Gary Brown. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-38** **(DENIED)**
APPLICANT: Marlen Moreno
LOCATION: 3314 W Cass St
REQUEST: To reduce the front yard from 20' to 5' for a carport, with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep the existing carport
NEIGHBORHOOD: Oakford Park / Westshore Alliance

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

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve but never be enclosed and was seconded by Dustin Pasteur. The motion failed 3-4 Kelsey Trujeque, Gary Brown, Richard Peterika, and Joseph Citro voting nay

After Board discussion, 2nd motion, Richard Peterika moved to be denied due to no hardship, due to Substantial space in the rear was seconded by Kelsey Trujeque. The motion passed 4-3 voting nay by Dustin Pasteur, Bret Feldman, and Susan Long.

APPLICATION: **VRB 17-39** **(Continued to May 9, 2017)**
APPLICANT: Lazaro Lantes
LOCATION: 3106 W Aileen St
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.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to continue to May 9, 2017 and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-41** **(APPROVED)**
APPLICANT: David Frishkorn
AGENT: Matt
LOCATION: 20201 Torch Lilly Way
REQUEST: To reduce the rear yard from 5' to 3' (Section 27-156)
PURPOSE: To construct a screen enclosure
NEIGHBORHOOD: None

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 never be enclosed the request and seconded by Joseph Citro. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-43** (APPROVED)
APPLICANT: Bradford Investment Group
AGENT: Dick LaRosa
LOCATION: 107 Bradford Ave
REQUEST: To reduce the rear yard from 20' to 3', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To construct a canopy over the existing parking area
NEIGHBORHOOD: Gary Gables / Oakford Park

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 and was seconded by Kelsey Trujeque. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-44** (APPROVED)
APPLICANT: Don Ellingsworth and Julie Tollen
LOCATION: 1719 W Patterson St
REQUEST: To reduce the east side yard from 7' to 3' and the rear yard from 20' to 4', with the allowed encroachment of the eaves and gutters and to reduce the entrance to a carport from 18' to 3' (Sections 27-156)
PURPOSE: To construct a residential addition, namely a carport and porch
NEIGHBORHOOD: Lowry Park Central

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 approve but carport and new front porch are never to be enclosed and was seconded by Joseph Citro. The motion passed 5-2 voting nay Kelsey Trujeque and Richard Peterika.

APPLICATION: **VRB 17-45** (APPROVED)
APPLICANT: David Hill
AGENT: Steve Michelini
LOCATION: 112 S Hubert Ave
REQUEST: Reduce the corner yard from 13' to 7' (Sections 27-156)
PURPOSE: To construct a single family residence
NEIGHBORHOOD: Beach Park

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 approve and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

IV. **OLD BUSINESS:**

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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