



## 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 13, 2018

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

In attendance were: Bret Feldman, Gary Brown, Joseph Citro, Dustin Pasteur, Michael Via, Co-Chair Richard Peterika

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

### **II. APPROVAL OF MINUTES for February 13, 2018 Public Hearing**

Joseph Citro moved to approve the February 13, 2018 minutes and was seconded by Bret Feldman. The motion passed 6-0 unanimously.

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

APPLICATION:	<b>VRB 17-82</b>	<b>(APPROVED)</b>
APPLICANT:	Luis Alvarez	
LOCATION:	5126 North Matanzas Avenue	
REQUEST:	To reduce the side (north and south) and rear yards from 3' to 0' for Existing accessory structures (Section 27-290)	
PURPOSE:	To vest two existing accessory structures	
NEIGHBORHOOD:	Plaza Terrace	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant was requested to provide a survey to the Board to confirm location/setbacks of the house & accessory structure. Son speaking on behalf of his father, due to language barrier.

### **BOARD DISCUSSION:**

After Board discussion, Joseph Citro moved to be approved as per site plan to keep the accessory structure and was seconded by Dustin Pasteur. The motion passed 5-1 voting nay Gary Brown.

APPLICATION: **VRB 17-115 (APPROVED)**  
APPLICANT: Ultra-Custom Outdoor Living Spaces, Inc.  
AGENT: Zac Pease  
LOCATION: 2305 S Cardenas Avenue  
REQUEST: To reduce the front yard setback from 25' to 8', and reduce the side yard from 7' to 5',  
With allowed encroachments for eaves and gutters (Section 27-156)  
PURPOSE: To construct a one car garage  
NEIGHBORHOOD: Golfview Civic & Garden, Palma Ceia Neighborhood

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Misnoticed for the 10/10/2017 PH, heard 12/12/2017 PH, and continued to 3/13/2018 PH. Per request from agent, the front yard setback has been revoked, nulled and voided from the request.

**BOARD DISCUSSION:**

After Board discussion, Bret Feldman moved to be approved as per the site plan for the reduction of the side yard from 7' to 5' and was seconded by Dustin Pasteur. The motion passed 7-0 unanimously.

APPLICATION: **VRB 17-137 (APPROVED)**  
APPLICANT: Linsford Clarke & Deloris Benson  
LOCATION: 1714 E Annona Avenue  
REQUEST: To reduce the front yard from 20' to 0', with the allowed encroachment of the eaves  
And gutters provided they do not encroach (Section 27-156)  
PURPOSE: To vest a principal and accessory structure for a single family home  
NEIGHBORHOOD: University

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. This case was continued from 12/12/2017 and 1/09/2018 public hearings.

**BOARD DISCUSSION:**

After Board discussion, Joseph Citro moved to be approved as per site plan as an unenclosed carport and ADA regulations and was seconded by Gary Brown. The motion passed 7-0 unanimously.

APPLICATION: **VRB 18-04 (Requests withdrawn from Agenda)**  
APPLICANT: Mielke Development Tampa, LLC  
LOCATION: 3001 N 36<sup>th</sup> Street  
REQUEST: To allow barbed wire to remain (Section 27-290.1)  
PURPOSE: To allow for a security barbed wire fence to remain  
NEIGHBORHOOD: None

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

**BOARD DISCUSSION:**

After Board discussion, \_\_\_\_\_ moved to be approved and was seconded by \_\_\_\_\_.  
The motion passed 7-0 unanimously.

APPLICATION:           **VRB 18-14**                   **(APPROVED)**  
APPLICANT:           Go Bulls Family Ventures, LLC  
AGENT:                 Stephen Michelini  
LOCATION:               208 N 22<sup>nd</sup> Street  
REQUEST:              To decrease the size of a pole for a free standing sign (Section 27-289)  
PURPOSE:              To install a 9' free standing sign  
NEIGHBORHOOD:       New Suburb Beautiful, SOHO Business, Palma Ceia Neighborhood

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. If approved, the VRB should condition it so that the sign installation, permit, and review, shall not take place until the Certificate of Occupancy has been issued for the new assembly (coffee shop) use. Requested continuance to 3/13/2018 public hearing from 2/13/2018.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to grant and it was approved as per site plan presented at public hearing and was seconded by Joseph Citro. The motion passed 6-0 unanimously.

APPLICATION:           **VRB 18-16**                   **(DENIED)**  
APPLICANT:           Marco Santos  
AGENT:                 Paul Jackson  
LOCATION:               916 W West Street  
REQUEST:              To reduce the side yard setback from 7' to 5'  
PURPOSE:              To allow for a fireplace/chimney for a single family home  
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. Mis-noticed for the 02/13/2018 public hearing.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to be deny because the site plan design does not meet the hardships and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

**VI. NEW CASES:**

APPLICATION:           **VRB 18-25**                   **(APPROVED)**  
APPLICANT:           Rufus Kite-Powell  
LOCATION:               4418 W Watrous Avenue  
REQUEST:              To decrease the side yard setback from 15' to 7', with the allowed encroachment  
                              Of the eaves and gutters (Section 27-156)  
PURPOSE:              To construct a garage/carport addition to a single family residence  
NEIGHBORHOOD:       Parkland Estates, Palma Ceia Neighborhood, 345 Bayshore, Bayshore Beautiful

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 be approved as per site plan to construct an unenclosed carport and was seconded by Dustin Pasteur. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-27 (APPROVED)**  
APPLICANT: Joseph R Pliego/John Lum  
AGENT: Stephen Michelini  
LOCATION: 3213 W Gray Street  
REQUEST: Removal of a grand tree (Section 27-45)  
PURPOSE: to construct a new 2 story house  
NEIGHBORHOOD: Oakford Park, Westshore Alliance

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 approved as per the site plan for the removal of a grand tree and was seconded by Michael Via. The motion passed 5-1 voting nay Bret Feldman.

APPLICATION: **VRB 18-28 (Move public hearing to 5/8/2018)**  
APPLICANT: Gf Properties LM, LLC  
AGENT: John Lum  
LOCATION: 5145 S Dale Mabry Highway  
REQUEST: Increase height of a flag pole, 20' to 100' (Section 27-289.3)  
PURPOSE: To construct a new 2 story house  
NEIGHBORHOOD: Gandy/ Sun Bay South

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Request was made to move to May 8, 2018 public hearing.

**BOARD DISCUSSION:**

After Board discussion, -Joseph Citro moved to be continued till 5/8/18 and it was approved was seconded by Gary Brown. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-29 (APPROVED)**  
APPLICANT: Jonathan Sands  
AGENT: Stress Free Construction  
LOCATION: 4108 W Morrison Ave  
REQUEST: To decrease the building separation from 5' to 1', with the allowed encroachment of the eaves and gutters (Section 27-156)  
PURPOSE: To separate house from gazebo at a single family residence.  
NEIGHBORHOOD: Palma Ceia West 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, Joseph Citro moved to be granted as per the site plan with no enclosure and be approved and seconded by Dustin Pasteur. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-30 (APPROVED)**  
APPLICANT: Teresa & Wallace Sutton  
AGENT: Stephen Michelini / Rick Hampton  
LOCATION: 4419 W Watrous Ave  
REQUEST: To decrease the side yard setback from 7' to 3', with the allowed encroachment of the Eaves and gutters (Section 27-156)  
PURPOSE: To construct a carport addition to a single family residence  
NEIGHBORHOOD: Westshore Alliance, Beach Park, Armory Gardens, Bay shore Gardens, Bay shore Beautiful, Culbreath Bayou

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Rufus Kite-Powell is in favor of this request.

**BOARD DISCUSSION:**

After Board discussion, Gary Brown moved to be granted as per site plan and for an unenclosed carport it was approved and seconded by Joseph Citro. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB 18-31 ( )**  
APPLICANT: Scott King  
LOCATION: 5008 S Dale Mabry Highway  
REQUEST: To decrease the corner yard setback from 10' to 8', with the allowed encroachment Of the eaves and gutters (Section 27-156)  
PURPOSE: To construct a covered entry addition to an existing bowling alley.  
NEIGHBORHOOD: Gandy/ Sun Bay

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Did not complete the public notice, cannot be heard.

**BOARD DISCUSSION:**

After Board discussion, ----- moved to be granted as depicted by the site plan and it was approved was seconded by ----- . The motion passed ----- voting unanimously.

**IV. OLD BUSINESS:**

None

**V. BOARD DISCUSSION:**

Meeting adjourned \* \* \* **9:00PM** \* \* \*

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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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