



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 12, 2019

I. SILENT ROLL CALL

In attendance were: Gary Brown, Dustin Pasteur, Bret Feldman, Susan Long, Joe Citro, 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 February 12, 2019

Gary Brown moved to approve the February 12, 2019 minutes and was seconded by Dustin Pasteur.
The motion passed 5-0

III. CONTINUED CASES:

Susan Long moved to continue cases VRB19-17, VRB19-18, and VRB19-34. The motion was Seconded by Gary Brown and approved by a 6-0 vote.

APPLICATION: **VRB19-26 (DENIED)**
APPLICANT: Paul & Kathleen Caldarelli
AGENT: Anthony Severino
LOCATION: 1177 Cyprus Avenue
REQUEST: Reduce rear yard setback from 5' to 1' (Section 27-283.11)
PURPOSE: To allow a pool cage
NEIGHBORHOOD: Davis Islands Civic Assoc.

Dustin Pasteur moved that the Board reconsider its previous vote on this application, and Susan Long seconded the motion for reconsideration. The motion for reconsideration was approved 6-0. Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant has agreed to amend the rear yard setback to 3.2' as per February 12, 2019 VRB meeting.

Applicant cited a hardship due to trees from the neighbor's property which continue to drop debris into the pool.

Comments from anyone in audience.

John Grandoff – opposing in reference to the pool screen, representing the neighbor.

BOARD DISCUSSION:

After Board discussion the Board considered that the applicant built the home and pool in their current locations with the knowledge of the existing trees, thus any hardship as a result of the trees was self-created, and there are other means (such as pool covers) to address the debris. Based upon the applicant having not met the required hardship criteria, Dustin Pasteur moved that the application be denied as per the site plan because the applicant failed to establish a hardship regarding the size or location of the screen enclosure, and was seconded by Gary Brown. The motion passed 6-0 and the application was denied.

APPLICATION:	VRB19-01	(APPROVED)
APPLICANT:	Charles Arnao	
AGENT:		
LOCATION:	10406 N Lantana Avenue	
REQUEST:	To reduce the side yard setback from 7' to 2.9', reduce the rear yard 20' to 3', and building separation from 5' to 2', with allowed encroachments for eaves & gutters (Section 27-156)	
PURPOSE:	To construct metal storage building and keep existing structures	
NEIGHBORHOOD:	North Tampa Community	

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

Hardship stated was that the structures existed either at the time the home was purchased, or for many years prior to the application. The application was to vest the existing structures.

No comments from anyone in audience.

BOARD DISCUSSION:

After Board discussion Gary Brown moved that the application be approved based upon the stated hardship and tied to the site plan on record, and therefore meeting the required hardship criteria, and was seconded by Susan Long. The motion passed and the application was approved 6-0.

APPLICATION: **VRB19-17 (Continued to 6/11/19)**
APPLICANT: Melody and Robert Radix
AGENT:
LOCATION: 3002 N Adams St
REQUEST: Reduce the side yard setback from 3' to 2', front yard 60' to 31.5',
And the building separation from 5' to 1' (Section 27-190)
PURPOSE: To construct a shed
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction, Patsy Hall

APPLICATION: **VRB19-18 (Continued to 6/11/19)**
APPLICANT: Paul Quinn, Jr.
AGENT:
LOCATION: 3101 W Prospect Road 1/2
REQUEST: To reduce rear yard from 20' to 8' (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Gulfview Civic & Garden Assoc., SOHO Business Alliance, Parkland Estates
Civic Club, Inc., Palma Ceia Neighborhood Assoc. Inc., New Suburb Beautiful
Civic Assoc.

APPLICATION: **VRB19-22 (continued to 5/14/19)**
APPLICANT: Rebecca Kujawski
AGENT: Alan C Dobbs
LOCATION: 3004 W Bay Vista Avenue
REQUEST: To reduce rear yard setback from 3' to 1.3' and the side yard setback from 3' to
12" (Section 27-290)
PURPOSE: To allow construction of a new accessory structure
NEIGHBORHOOD: Bayshore Beautiful Homeowners Assoc., Keep Bayshore Beautiful, 345
Bayshore Condo Assoc., Parkland Estates Civic Club

BOARD DISCUSSION:

After Board discussion Susan Long moved to continue the case until the May 14, 2019 hearing and the motion to continue was seconded by Gary Brown. The motion was approved 6-0.

NEW CASES:

APPLICATION: **VRB18-110 (APPROVED)**
APPLICANT: Jack & Kathleen Zambito
AGENT: Francisco Diaz
LOCATION: 4427 Fairview Heights

REQUEST: To reduce the rear yard setback from 20' to 13' (Section 27-156)
PURPOSE: To enclose existing screen lanai
NEIGHBORHOOD: N/A

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

Hardship stated was that the construction was to stay within the footprint of the existing structure.

No comments from anyone in audience.

BOARD DISCUSSION:

After Board discussion Bret Feldman moved to be approved as per the site plan, having met the required hardship criteria because the applicant presented a competent hardship and was seconded by Michael Via. The motion passed and was approved 6-0.

APPLICATION: **VRB19-24 (APPROVED)**
APPLICANT: Anthony Matoni
AGENT: N/A
LOCATION: 701 N Westshore Blvd
REQUEST: Reduce the number of parking spaces from 55 to 48 (Section 27-283.7)
PURPOSE: To allow medical office and research
NEIGHBORHOOD: N/A

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Case was heard in January 2016.
Jay Warner owner of the property, spoke in reference to the letters from FDOT.

Hardship is that due to the change of use it has brought up the parking spaces. But there was a zoning administrative variance authorizing 48 spaces. There are physical limitations on the existing site due to existing structures.

No comments from anyone in the audience.

BOARD DISCUSSION:

After Board discussion Michael Via moved to be approved as per the site plan, having met the required hardship criteria because the applicant establish a hardship regarding the physical limitations of the existing structure, the business and economic limitations required for parking spaces under the changed us, and the potential of highway expansion. The motion was seconded by Susan Long. The motion passed 5-0, with Dustin Pasteur abstaining.

APPLICATION: **VRB19-32** (APPROVED)
APPLICANT: Richard Valdes
AGENT: David Valdes
LOCATION: 8725 33rd St
REQUEST: Reduce the side yard setback from 7' to 2' (Section 27-156)
PURPOSE: To build new single family residence
NEIGHBORHOOD: Tampa Crest Civic Assoc., Inc.

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

Hardship was – irregularly small lot size, will not disturb any neighbors.

No comments from anyone in the audience.

BOARD DISCUSSION:

After Board discussion Susan Long moved to be approved as per the site plan, having met the required hardship criteria because the applicant presented hardship regarding the size or location of the house, and was seconded by Bret Feldman. The motion passed 5-1 voting nay Gary Brown.

APPLICATION: **VRB 19-33** (APPROVED)
APPLICANT: Sandra Campbell
AGENT: Perry Sullivan
LOCATION: 7216 S Juanita St
REQUEST: Reduce rear yard setback 20' to 14.6' (Section 27-156)
PURPOSE: To construct extension to rear balcony
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 existing foliage behind the home, existing structures on the property, and replacement and modification of an existing narrow deck. No rear neighbors will be affected.

Comments from the audience:

AJ Sanchez, 7206 S Juanita St, has no objections for this project.

BOARD DISCUSSION:

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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