



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.

May 10, 2016

I. SILENT ROLL CALL

In attendance were: Chair Antonio Amadeo, Michael Via, Richard Peterika, Susan Long, Kelsey Trujeque, Gary Brown, and Bret Feldman. Joseph Citro was absent.

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

II. APPROVAL OF MINUTES for March 8, 2016

Bret Feldman moved to approve the minutes of the April 12, 2016, minutes and was seconded by Susan Long. Motion passed unanimously.

III. NEW BUSINESS

Continued Hearings/ Rehearings:

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 20', the rear yard from 52.12' to 20', the west side yard from 34.13' to 7' and the east side yard from 34.13' to 8', with the allowed encroachment of the eaves and gutters (Section 27-156)
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 has excused himself from this case due to professional services, has also given FORM 8B.

Victor Dimaio, Dallas Evans and Bob Sprinkle spoke in favor of the request, explaining the changes to the design of the building to try and accommodate the neighbors.

Mark Radi, Jeffrey Shear and Adam Yalowicz spoke in opposition.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to deny the request and was seconded by Gary Brown. The motion to deny passed with Antonio Amadeo and Bret Feldman voting nay.

NEW BUSINESS:

APPLICATION: **VRB16-46**
APPLICANT: Lazaro Lantes
LOCATION: 2010 North 49th Street
REQUEST: To increase the height of a fence from 3' to 6' in the front yard (Section 27-290.1)
PURPOSE: To keep an existing 6' tall fence
NEIGHBORHOOD: None

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

Lazaro Lantes and Michael Suarez discussed the variance and why he had the wood fence installed over an existing 6' chain link fence.

Bob Herman and Michael Johnson opposed the wooden fence, citing it was dangerous for traffic.

BOARD DISCUSSION:

After Board discussion, Gary Brown has moved to deny the request and was seconded by Ricahrd Peterika. The motion failed 3-4, with Kelsey Trujeque, Bret Feldman, Antonio Amadeo and Susan Long voting nay.

After Board discussion, Kelsey Trujeque moved to approve the request, with the condition that the fence meet Transportation comments (setback of fence and sight issues), and was seconded by Bret Feldman. The motion to approve passed 4-3 with Richard Peterika, Michael Via and Gary Brown voting nay.

APPLICATION: **VRB16-47**
APPLICANT: James P Richards, Jr.
LOCATION: 401 East Jackson Street
REQUEST: To allow a wall sign
PURPOSE: To allow an alternative sign
NEIGHBORHOOD: Downtown Partnership/ The Slade at Channelside/ Residents of Franklin Street

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

Bret Caster, Wayne LePorte and Bill Jordan all spoke in favor the request.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to approve the request and was seconded by Gary Brown. The motion passed 4-3, with Kelsey Trujeque, Susan Long and Richard Peterika voting nay.

APPLICATION: **VRB16-48**
APPLICANT: Scott Carroll

LOCATION: 480 Severn Avenue
REQUEST: To reduce the building separation from 10' to 1.5', as measured eave to eave (Section 27-290)
PURPOSE: To construct an accessory structure
NEIGHBORHOOD: Davis Island

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

Steve Carroll explained the need for the variance and the proposed accessory structure.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to approve the request, with the condition that the structure never be enclosed, and was seconded by Kelsey Trujeque. The motion passed 6-1, with Richard Peterika voting nay.

APPLICATION: **VRB16-49**
APPLICANT: Jennifer Aregood
LOCATION: 3303 South Shamrock Road
REQUEST: To reduce the side yard from 7' to 4'6"
PURPOSE: To install a screen room
NEIGHBORHOOD: Sunset Park

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

Jennifer Aregood explained the need for the variance and the history of the screen porch.

BOARD DISCUSSION:

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

APPLICATION: **VRB 16-50**
APPLICANT: Noah and Lauren Pransky
LOCATION: 408 South Orleans Avenue
REQUEST: To reduce the front yard from 25' to 8'5" and the side yards from 7' to 3' (Section 27-156) and the rear yard from 15' to 8' and the side yards from 7' to 3' for the accessory structure greater than 750 square feet (Section 27-290) and 3' to 1' for air conditioner (Section 27-290.6)
PURPOSE: To construct a new house and accessory structure
NEIGHBORHOOD: Hyde Park Spanishtown Creek/ Historic Hyde Park

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

Noah Pransky and Ron Martinez explained the variance and walked the Board through the request.

BOARD DISCUSSION:

After Board discussion, Susan Long moved to approve the request and was seconded by Richard Peterika. The motion passed unanimously.

APPLICATION: VRB16-51
APPLICANT: Michael Kerr
LOCATION: 5506 N River Shore Drive
REQUEST: To reduce the side yard from 7' to 2' and the rear yard from 5' to 4', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: Convert existing carport to a garage
NEIGHBORHOOD: Old Seminole Heights / Riverbend

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

Michael Kerr explained the house and the need for a garage and the conversion of the existing garage into usable space.

BOARD DISCUSSION:

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

APPLICATION: **VRB 16-52**
APPLICANT: Clay East
AGENT: Pamela Jo Hatley- Attorney for Parks Lincoln
LOCATION: 10505 North Florida Avenue
REQUEST: To increase the number of wall signs from one to six (Section 27-289.12)
PURPOSE: To allow additional signage at a business
NEIGHBORHOOD: East Forest Hills

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

Pamela Jo Hatley explained the request, walking the Board through a Powerpoint presentation.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to approve the request and was seconded by Michael Via. The motion passed unanimously.

APPLICATION: **VRB 16-53**
APPLICANT: Matthew DiSalvatore & Wanda Clarey (Creative Signs)
LOCATION: 2402 Teresa Circle
REQUEST: To reduce the required setback for a free standing sign from 15' to 3', (Section 27-289.12)
PURPOSE: To construct a new monument sign
NEIGHBORHOOD: Palma Ceia/ Bayshore Gardens/ 345 Bayshore/ Soho Business Alliance

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

Matthew DiSalvatore & Wanda Clarey explained the need for the variance.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve the request and was seconded by Kelsey Trujeque. The motion passed unanimously.

APPLICATION: **VRB 16-54**
APPLICANT: Alberto and Magda Portela
LOCATION: 3207 West Fair Oaks Avenue
REQUEST: To reduce the rear yard from 20' to 10', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To construct an accessory structure
NEIGHBORHOOD: Bayshore Beautiful / 345 Bayshore

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

Alberto Portela walked the Board through a Powerpoint presentation, explaining the need to for the setback for the accessory structure.

BOARD DISCUSSION:

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

APPLICATION: **VRB 16-55**
APPLICANT: Jeff Bessey
LOCATION: 2922 West Tambay Avenue
REQUEST: To reduce the side yard from 7' to 4' and the rear yard from 20' to 5' (Section 27-290)
PURPOSE: To construct an accessory structure
NEIGHBORHOOD: Bayshore Beautiful/ 345 Bayshore

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

Jeff Bessey explained the need for the variance request and showed pictures of the site.

BOARD DISCUSSION:

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

APPLICATION: **VRB 16-56**
APPLICANT: Cumberland Jefferson Properties, LLC
AGENT: Andrew Carnegie
LOCATION: 217 South Nebraska Avenue
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To build a chiller plant
NEIGHBORHOOD: Downtown Partnership / The Slade/ Residences of Franklin

Applicant has requested a continuance to the June 14, 2016 hearing in order to work out issues with Natural Resources.

IV. OLD BUSINESS:

V. BOARD DISCUSSION:

Meeting adjourned @ 11:15 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. City of Tampa Television is Channel 15 on the Verizon FIOS system and Channel 640 on Bright House Networks