



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 8, 2018

I. SILENT ROLL CALL

In attendance were: Susan Long, Gary Brown, Joseph Citro, Dustin Pasteur, Michael Via and John Dingfelder, Richard Peterika, Bret Feldman

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Joel Sousa, Land Development Coordination, Doug Pierce – Natural Resources, Jonathan Scott - Transportation

II. APPROVAL OF MINUTES for April 10, 2018 Public Hearing

Joseph Citro moved to approve the April 10, 2018 minutes and was seconded by Dustin Pasteur. The motion passed 7-0 unanimously.

The amended procedures section 4.7, has been amended to 13 applications in total. Moved to approve by John Dingfelder and seconded by Gary Brown. The motion passed 7-0.

The amended procedures section 4.10 is being requested that lower the number of VRB council members will remain the same.

Section 6.4 – Survey or Site Plan for a case that was work without permit will need signed and sealed site plans. Motion moved to approved by Gary Brown and 2nd by Richard Peterika.

The procedures has been approved as per the draft and motion was moved to be approved by John Dingfelder and 2nd by Gary Brown. The motion passed 7-0.

III. CONTINUED CASES:

APPLICATION: **VRB18-28** **(APPROVED)**

APPLICANT: John Lum
AGENT: Stephen Michelini
LOCATION: 5145 S Dale Mabry Hwy.
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

- Request made to move to May 8, 2018 Public Hearing.

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Flags are now more restricted as per the new code which will be part of the sign code section. Apartments named "The Cortona Apts." Staff very concerned with the fact there is no frontage on Dale Mabry.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be approved as per site plan and per the evidence, it was seconded by John Dingfelder. The motion passed 4-3 voting nay Dustin Pasteur, Bret Feldman, Richard Peterika.

APPLICATION: **VRB 18-31** (APPROVED)
APPLICANT: Scott King
LOCATION: 5008 S Dale Mabry Hwy
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

- **Mis-noticed for the 3/13/18 hearing**

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. **Condition that columns do not encroach on the sidewalk.**

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be approved as per site plan and was seconded by John Dingfelder. The motion passed 6-0 voting unanimously.

VI. NEW CASES:

APPLICATION: **VRB 18-39** (DENIED)
APPLICANT: Alexandr Ivanovich Zouev and Avettana Zoueva
AGENT: Conrad Lachwala – TJ Banning
LOCATION: 4933 W Melrose Avenue
REQUEST: Reduce front yard to 18.7' to, rear yard to 12' and side yard to 30', with allowed encroachments for eaves and gutters (Section 27-156)
PURPOSE: To construct a new house
NEIGHBORHOOD: Stoney Point / Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Applicant does not need the front yard or side yard for a variance. The front & side yard setbacks has been approved by the Design Exception that was approved. The Design Exception approval cannot impact the decision of this variance. TJ Banning spoke on behalf of the reason – due to the seawall and the fact that they can't see the view due to the neighbors' homes.

Mark Kelly 4931 W Melrose Ave S, states that the petitioner is having greed, stating that they didn't analyze what considerations needed to be done.

- **Per legal, mis-noticed for the 4/10/18 public hearing**

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be denied as depicted by the site plan due to unnecessary hardship, the lot is not unique and it was approved was seconded by Joseph Citro. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-41 (APPROVED)**
APPLICANT: Guillaume Pascal Aydin & Timur Cachia Aydin
AGENT: Same
LOCATION: 3002 W Alline Avenue
REQUEST: Increase height of a fence from 3' to 6' (Section 27-290.1)
PURPOSE: To install a fence
NEIGHBORHOOD: Bay shore Beautiful, 345 Bay shore, Parkland Estates

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Miles Stanza, Candace Medon is against the installation of the fence.

- All transportation criteria has to be met
- Irregular orientation shaped lot
- Privacy due to neighborhood

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur, moved to approved as per site plan and was seconded by Richard Peterika. The motion was denied 2-5 voting nay John Dingfelder, Bret Feldman, Gary Brown, Susan Long, and Joseph Citro.

After Board discussion, Richard Peterika moved to be approved the increase fence with the following conditions that the approval is only for south 50ft on McDill Ave, NE corner of the house as per site plan and was seconded by Joseph Citro. The motion passed 6-1 voting nay Susan Long.

APPLICATION: **VRB 18-43 (MIS NOTICE)**
APPLICANT: Robert & Debra Hyde
AGENT: None
LOCATION: 3308 W Sevilla Circle
REQUEST: Reduce side yard setback from 5' to 2' (Section 27-289)
PURPOSE: To construct a screen enclosure
NEIGHBORHOOD: Sunset Park

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

- **Mis-notice for the May 8, 2018 public hearing**

APPLICATION: **VRB 18-44 (APPROVED)**
APPLICANT: Chris Maccaron
AGENT: Same
LOCATION: 6707 N Rome Ave

REQUEST: To decrease the side yard setback from 7' to 6', and reduce the rear yard from 20' to 6', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a garage addition to a single family residence.
NEIGHBORHOOD: None

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

- **Slope on property**
- **Placement of trees**

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be approve as per the site plan and per slop on property and the positions of the trees within the property. It was seconded by John Dingfelder. The motion passed 6-1 voting nay Richard Peterika.

APPLICATION: **VRB 18-45 (MIS NOTICED)**
APPLICANT: Evelyn Rubio
AGENT: None
LOCATION: 2505 W Cordelia Street
REQUEST: To decrease the rear yard setback from 15' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct an open air porch to a single family residence
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, ----- moved to be granted as per the site plan and approved and was seconded by ----- . The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-47 (APPROVED)**
APPLICANT: Allen Sowle Jr
AGENT: Kenneth McCormick
LOCATION: 8112 N River Shore Drive
REQUEST: To decrease the front yard setback from 60' to 35', with the allowed encroachment Of the eaves and gutters (Section 27-156)
PURPOSE: To construct a detached unenclosed carport for a single family residence.
NEIGHBORHOOD: None

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 site plan with the condition that the carport will never be closed, hardship criteria irregular shape lot. It was approved and seconded by Gary Brown. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-48 (APPROVED)**

APPLICANT: Steven & Kristin Schmidt
AGENT: David M Meyer
LOCATION: 4111 W Vasconia Street
REQUEST: To reduce the rear yard from 20' to 5', with the allowed encroachments (Section 27-156)
PURPOSE: To construct a pool feature addition to a single family residence
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, Dustin Pasteur moved to be granted as depicted by the site plan and motion was seconded by Bret Feldman. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 18-49 (APPROVED)**
APPLICANT: Victoria Polyea & Miller Giannella
LOCATION: 1311 S Moody Avenue
REQUEST: To reduce the front yard from 25' to 12'; to reduce the north side yard from 7' to 1'4"; with the allowed encroachment of the eaves and gutters. (Section 27-156)
PURPOSE: To install power porch-lift steps & porch addition, and vest the current historic setbacks.
NEIGHBORHOOD: Bayshore Gardens, Parkland Estat4es Civic, Palma Ceia Neighborhood

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

Karen Crawford approves of the changes within the home and there are no opposition from the neighborhood.

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be granted and it was approved and seconded by Joseph Citro. The motion passed 7-0 voting unanimously.

ADA chairlift on the side of the home.

APPLICATION: **VRB 18-50 (DENIED)**
APPLICANT: Sandra Alan Host
AGENT: Peter Cowell
LOCATION: 942 S Sterling Avenue
REQUEST: Reduce front yard setback from 25' to 14' 7 7/8" (Section 27-156)
PURPOSE: To construct a 1-story, 2 car garage
NEIGHBORHOOD: Golfview, Parkland Estates

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Neighbors speaking – Pat Torres – favorable, Jack Suarez – opposing, Mark Smith – opposing, Andy Colozel - opposes.

- **Motion denied due to no consistence within the neighborhood**

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be denied due to failure to show proof, multiple opposition, there is room on other side of property and it was approved and seconded by Jospheh Citro. The motion passed 5-2 voting nay Bret Feldman and Susan Long.

APPLICATION: **VRB 18-52 (APPROVED)**
APPLICANT: Alicia & Chris Stevens
AGENT: Meyer Weitzman
LOCATION: 2624 W Jetton Avenue
REQUEST: to decrease the west side yard setback from 7' to 3'4", with the allowed
Encroachments of the eaves and gutters (Section 27-156)
PURPOSE: To reconstruct front porch for a single family residence
NEIGHBORHOOD: New Suburb Beautiful, Parkland Estates, SOHO Business

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

John Dingfelder informed council that he knows the applicants but doesn't have to be excused due to no interaction with the applicant regarding this property.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be granted as depicted by the site plan it was approved and seconded by John Dingfelder. The motion passed 7-0 voting unanimously.

VESTING TO THE PROPERTY OF THE HOME

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION: Election of officers = Joseph Citro & Richard Peterika nominated for chair & co-chair.

Mr. Joseph Citro is the new Chair. Mr. Richard Peterika is the new co-chair.

VI. Meeting adjourned * * * 11:45 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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