



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.

November 8, 2016

I. SILENT ROLL CALL

In attendance were: Chair Susan Long, Brett Feldman, Richard Peterika, Michael Via, Kelsey Trujeque, Dustin Pasteur, Gary Brown

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario and Joel Sousa, Land Development Coordination, Mary Danielwicz-Bryson

II. APPROVAL OF MINUTES for October 11, 2016

Minutes to be discussed in December 2016 moved to approve by Bret Feldman and seconded by Gary Brown. Motion passed 6-0 unanimously.

III. NEW BUSINESS

Discussion of Workshop – (Hardship) change to November 8, 2016 at 5:30pm

APPLICATION:	VRB 16-97 (Continuation to Jan 10, 2017)
APPLICANT:	Julio Sabatier Gonzalez
LOCATION:	2901 West Columbus Drive
REQUEST:	To reduce the side (north) yard from 10' to 4', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE:	To keep an unpermitted addition
NEIGHBORHOOD:	MacFarlane Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Elaine Figueroa is speaking on behalf of applicant for translation purposes.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to approve a continuation to January 10, 2017 and was seconded by Gary Brown motion approved. The motion passed 7-0 with voting unanimously.

APPLICATION: **VRB 16-106 (Continuation to Jan 10, 2017)**
APPLICANT: Andrea Midulla Safos
LOCATION: 2908 W. Braddock Street
REQUEST: To reduce the front yard from 20' to 15', west side yard from 7' to 3', east side yard from 7' to 6', and the rear yard from 20' to 0.9', with the allowed encroachment of the eave and gutters (Section 27-156)
PURPOSE: To keep an unpermitted addition
NEIGHBORHOOD: MacFarlane Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Moved her to the front of the agenda. Her case has been continued.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to continue to January 10, 2017 and was seconded by Richard Peterika motion approved. The motion passed 7-0 unanimously.

APPLICATION: **VRB16-108 (APPROVED)**
APPLICANT: Gary Cohen
AGENT: James Catalano
LOCATION: 2801 Bayshore Boulevard
REQUEST: To reduce the front yard setback from 25' to 17', (Section 27-156)
PURPOSE: To construct a townhome project.
NEIGHBORHOOD: Bayshore Gardens/ Bayshore Beautiful/ SOHO Business

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 the request as per site plan, and was seconded by Gary Brown. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB16-109** **(DENIED)**
APPLICANT: Enclave Limited Partnership
AGENT: Todd Pressman
LOCATION: 4730 N Habana Avenue
REQUEST: To reduce the front yard setback from 15' to 1', increase the sign square footage from 50SF to 125SF, to increase the sign height from 20' to 23', and to increase the size of an electronic message center from 50SF to 115SF (Section 27-289)
PURPOSE: To construct free standing signs
NEIGHBORHOOD: N/A

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Juanita Diaz – 2918 W Osborne Ave. – (neighbor) - is against the electronic sign.
Juanita Galet – 5104 N Jamaica St – (neighbor) – is against the electronic sign.
Michael Messina – 8311 Lago Vista Drive – (neighbor) – is against the electronic sign
Frank Messina – 3003 W Osborne – (neighbor) – is against the electronic sign

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to deny the request for the sign and the height and was seconded by Dustin Pasteur. The motion passed 6-1 with Richard Peterika voting nay.

APPLICATION: **VRB16-110** **(APPROVED)**
APPLICANT: Camilo & Arlene Gariela Soto
LOCATION: 105 W Frances Street
REQUEST: To reduce the front yard from 25' to 10', and reduce the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To allow a second dwelling unit on the parcel
NEIGHBORHOOD: Tampa Heights Civic, Business Guild

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 approve the request, and was seconded by Michael Via. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB16-111** **(APPROVED)**
APPLICANT: Kevin and Rosalyn Franklin
LOCATION: 3110 W San Miguel Street
REQUEST: To reduce the side yard from 7' to 3.15', with the allowed encroachment of the eaves and gutters, 20ft to 5ft rear setback. (Section 27-156)
PURPOSE: To construct an addition for a SFR.
NEIGHBORHOOD: Golf View Civic, Palma Ceia Neighborhood

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 the request, and was seconded by Gary Brown. The motion passed 4-3 with Kelsey Trujeque, Dustin Pasteur and Richard Peterika voting nay.

APPLICATION: **VRB 16-112**
 APPLICANT: Matthew Jones & Suzanne A Wise-Jones
 AGENT: Joseph L. Diaz, Esq.
 LOCATION: 3002 W Waverly Avenue
 REQUEST: To reduce the side yard from 7' to 3.17', with the allowed encroachment of the eaves and gutters (Section 27-156)
 PURPOSE: To construct a 2-story garage with living space on 2nd floor
 NEIGHBORHOOD: Bayshore Beautiful

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Laurie Burton @ 3603 W Waverly Court (neighbor) – against the garage
James Wheats was previous owner – (old owner) – is for the garage, thinks that it will be great idea.

BOARD DISCUSSION:

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

IV. OLD BUSINESS:

V. BOARD DISCUSSION:

Meeting adjourned 10:30 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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