



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 14, 2017

I. SILENT ROLL CALL

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

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

II. APPROVAL OF MINUTES for October 10 & October 17, 2017 Public Hearing

Joseph Citro moved to approve the October 10, 2017 minutes and was seconded by Dustin Pasteur.
Joseph Citro moved to approve the October 17, 2017 minutes and was seconded by Dustin Pasteur.

III. CONTINUED CASES:

APPLICATION:	VRB 17-01	(APPROVED)
APPLICANT:	Daniel Chehour	
LOCATION:	238 E Davis Blvd	
REQUEST:	To reduce the setback from 10' to 0' (Section 27-156)	
PURPOSE:	To allow commercial tents to remain in an open commercial court yard	
NEIGHBORHOOD:	Davis Island Civic Association, Inc.	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Debbie Zimmermand spoke opposing the request.
Ella Schulama spoke for the fountain and fence.
Joel Belina-Degregori spoke for the fountain and fence.

Bob Aberger (Civic Association) spoke opposing the request.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be granted that the setback be depicted to 3ft and that it will not be enclosed with curtains and seconded by Joseph Citro. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB 17-39** (POSTPONED)
APPLICANT: Mario Colina Gonzalez
AGENT: Lazaro Lantes
LOCATION: 3106 West Aileen Street
REQUEST: To reduce the required green space from 25% to 15% (Section 27-285) and to increase the height of a fence from 3' to 5.7' (Section 27-290.1)
PURPOSE: To keep the existing impervious area and the fence
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, Joseph Dingfelder moved to be removed from the agenda and it was approved. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB17-107** (CONTINUE TO JAN 9)
APPLICANT: Amos Lee Castillo
AGENT: Amos Lee Castillo, Jr.
LOCATION: 2202 East Idlewild Ave
REQUEST: To reduce the front yard setback from 60' to 13', with the allowed encroachment of the eaves and gutters (Section 27-290),
PURPOSE: To propose a carport
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Amos Lee Castillo, Jr – Homosassa, FL stating that father is handicapped
Gloria Watts Castillo – Tampa, FL

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to grant and it was approved and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB17-109** (DENIED)

APPLICANT: Robert Rothman
AGENT: Paul Fischman
LOCATION: 310 Blanca Lane
REQUEST: To increase the fence height from 3' to 8' (Section 27-290.1)
PURPOSE: To construct a residential 8' fence/wall
NEIGHBORHOOD: Davis Island

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

Eric Page – Attorney for Applicant

Debbie Zomermund – opposing the fence height

Bob Aberger – opposing the fence height

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur moved to be denied due to no hardship and it was approved and was Seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB17-119** (APPROVED)
APPLICANT: Craig & Christie Davisson
LOCATION: 5810 S 6th Street
REQUEST: To reduce the rear yard and side yard setback from 5' to 1.5', with the Allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a pool shed
NEIGHBORHOOD: Gandy, Sunbay

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 granted per the site plan for the pool shed and approved it was seconded by Joseph Citro. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-122** (APPROVED)
APPLICANT: Christopher & Sara Marron
LOCATION: 4211 West San Pedro Street
REQUEST: To reduce the side yard from 5' to 3'5", and reduce the rear yard from 5' to 3'6", With the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To construct a back yard pool screen enclosure
NEIGHBORHOOD: Ballast Point, McGraw Hill

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Sara Marron - applicant stated her case.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to be granted as per the site plan and was seconded by John Dingfelder. The motion passed 6-0 unanimously.

NEW CASES:

APPLICATION: **VRB17-125** (APPROVED)
APPLICANT: Jessie McMurray
AGENT: John Keener
LOCATION: 1611 S Georgia Avenue
REQUEST: To reduce the south side yard setback from 7' to 3', with allowed
Encroachments for eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. John Keener – agent for the applicant, presented his case.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted per the site plan and with the condition that the carport is never to be enclosed and was seconded by John Dingfelder. The motion passed 6-0 unanimously.

APPLICATION: **VRB17-126** (APPROVED)
APPLICANT: Benjamin & Samantha Schaefer
LOCATION: 2809 Old Bayhore Way
REQUEST: To reduce the east side yard from 5' to 4', and reduce the rear yard from 5' to 2.5',
with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Palma Ceia

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 and it was approved and was seconded by Gary Brown. The motion passed 6-0 voting unanimously.

APPLICATION: **VRB17-127** ()
APPLICANT: Luis Fernandez
LOCATION: 2901 W Abdella Street
REQUEST: To reduce the side yard from 3' to 1', and reduce the front yard from 20' to 8',
With the allowed encroachment of the eaves and gutters (Section 27-156 & 290)
PURPOSE: To vest a principal and accessory structure for a single family home
NEIGHBORHOOD: MacFarlane Park, La Maddalena HOA, Bowman Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Asley Fernandez – son of Mr. Luis Fernandez

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to granted as per the site plan for the front and side yards and seconded by Bret Feldman.

The motion passed 4-2 voting nay Gary Brown and Joseph Citro.

APPLICATION: **VRB17-128** ()
APPLICANT: Janelle Steward
LOCATION: 3106 N Highland Avenue
REQUEST: Reduce side yard setback from 3' to 1', with the allowed encroachments
For eaves and gutters (Section 27-290)
PURPOSE: To construct a shed
NEIGHBORHOOD: Tampa Heights Civic, Business Guild of Seminole Heights

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 be granted as per the site plan and was seconded by Joseph Dingfelder. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB 17-129 (WITHDRAWN)**
APPLICANT: David Hill
LOCATION: 4607 W Sunset Boulevard
REQUEST: To remove a grand oak tree (Section 13-45)
PURPOSE: To construct a new house
NEIGHBORHOOD: Sunset Park

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Withdrawn from the agenda by applicant, will not be heard.

BOARD DISCUSSION:

After Board discussion, moved to be granted and it was approved and was seconded by .
The motion passed with voting nay .

APPLICATION: **VRB-17-130 (CONTINUE TO JAN 2018)**
APPLICANT: Anthony Liu
LOCATION: 4006 W Cayuga Street
REQUEST: To reduce the required parking from 32 to 14 spaces. (Section 27-283)
PURPOSE: To allow a retail use on the property
NEIGHBORHOOD: Grant Park, Drew Park

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 continue to January 2018 so applicant can talk to transportation and it was approved and was seconded by Joseph Citro. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-131** (MOVED TO JAN 2018)
APPLICANT: Ty Maxey
LOCATION: 5101 N Howard Avenue
REQUEST: To remove over 50% trees on a lot (Section 13-45), and to allow
Contribution to the tree trust fund for mitigation trees (13-165(d))
PURPOSE: To construct a warehouse facility
NEIGHBORHOOD: Wellswood Civic

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 granted and it was approved and was seconded by Dustin Pasteur. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB-17-131** ()
APPLICANT: Truett Gardner
AGENT: Michael Gardner
LOCATION: 7616 W Courtney Campbell Causeway
REQUEST: To allow an additional 143 SF projecting sign (Section 27-289)
PURPOSE: Commercial Building Sign
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Brett Jelsamino – spoke on behalf of the commercial building. Elizabeth McCallum – objection of the sign, no burdens.

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to grant and approve with following conditions of no neon, backlight or digital sign and was seconded by Gary Brown. The motion passed 6-0 voting unanimously.

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION:

Meeting adjourned * * * **12:00 AM*****

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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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