



**Variance Review Board
City Council Chambers
City Hall
315 E. Kennedy Blvd, Third Floor
Tampa, Florida 33602**

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 FOR A "PETITION FOR REVIEW" TO THE CITY OF TAMPA CITY CLERK'S OFFICE NO LATER THAN TEN BUSINESS DAYS AFTER THE ORAL DECISION IS MADE.

October 14, 2014 Agenda

I. SILENT ROLL CALL

In attendance were: Chair Randy Baron, Gary Brown, Richard Peterika, Antonio Amadeo, Susan Long, and Bret Feldman.
Staff in attendance was Ernest Mueller, Legal Department; Eric Cotton and Towanda Anthony from Land Development Coordination, and Mary Danielewicz-Bryson from Natural Resources.

II. WORKSHOP – 5:30 PM – Chapter 13

Staff, Kathy Beck, Natural Resources Coordinator presented an overview of the tree code and how it was enacted (see attachment). Ms. Beck discussed Chapter 13 regulatory requirements including the technical manual. She described the process utilized to determine if a tree is a hazardous tree or a nonhazardous tree. Ms. Beck also highlighted the adoption of the Urban Forest Management plan in 2013. After the presentation, Board questions ensued regarding such topics as reasonable use and the reasonable use criteria under the code.

III. APPROVAL OF MINUTES for September 9, 2014 Public Hearing

Joseph Citro made the motion to approve, seconded by Susan Long, passed unanimously.

III. OLD BUSINESS:

APPLICATION: VRB 14-59
APPLICANT: David Hetrick
LOCATION: 1129 West Arch Street

REQUEST: To reduce the rear yard from 15' to 0' and the side yard from 5' to 0', and the building separation from 5' to 0' (Section 27-156)
PURPOSE: To keep unpermitted additions
NEIGHBORHOOD: West Riverfront/North Hyde Park

The applicant has requested a continuance. This is the third continuance for this case. The first two were granted by the Board so that the applicant could submit a revised site plan.

Susan Long moved to continue the case to the November hearing, with the condition that there would be no more continuances, and was seconded by Antonio Amadeo. The motion passed 7-0.

IV. NEW BUSINESS:

APPLICATION: VRB14-72
APPLICANT: Lanco Construction (Pat Lynch)
LOCATION: 1512 Cameron Court
REQUEST: To reduce the front yard from 25' to 20' and the side yard from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Palma Ceia/Virginia Park

Lanco Construction was not present at the beginning of the meeting. Motion made by Joseph Citro, seconded by Richard Peterika, and passed unanimously to place this case at the end of this meeting.

APPLICATION: VRB14-77
APPLICANT: Carlos Castilla
LOCATION: 4709 West Pearl Avenue
REQUEST: To reduce the east side yard from 7' to 6" (Section 27-156)
PURPOSE: To construct a carport
NEIGHBORHOOD: Gandy/Sunbay South

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

Carlos Castilla presented case for the construction of a carport that requires a 7' to 6" setback reduction. Board questions ensued. Board requested a condition that if approved, carport will not be enclosed.

The adjacent neighbor to the east spoke in opposition to the request due to the adverse impact from storm water runoff.

Board asked applicant how they would mitigate storm water runoff. Applicant stated he would correct the runoff problem.

Case closed to the public. Board discussion ensued. Board had concerns with the drainage issues. Board moved to re-open case so that the applicant could be asked if he would accept a continuance. The motion was made by Susan Long

and seconded by Bret Feldman and passed unanimously. Joseph Citro moved to continue the case and was seconded by Richard Peterika. The motion to continue passed unanimously.

APPLICATION: VRB14-88
APPLICANT: Carlos A Castilla
LOCATION: 6800 North Orleans Avenue
REQUEST: To reduce the rear yard from 20' to 17', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To keep an unpermitted residential addition
NEIGHBORHOOD: Riverbend Civic Association

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

Carlos Castilla presented case to vest existing unpermitted residential addition. Board questions ensued.

Board closed the public hearing. Antonio Amadea moved to approve request due to hardship being met and was seconded by Susan Long. The motion passed unanimously.

APPLICATION: VRB14-82
APPLICANT: Stephanie Gaines
LOCATION: 1005 South Moody Avenue
REQUEST: To reduce the front yard from 25' to 13' (Section 27-156) and to reduce the number of off-street parking spaces from 2 to 1 (27-283.7)
PURPOSE: To construct a residence
NEIGHBORHOOD: New Suburb Beautiful/Parkland Estates/Historic Hyde Park/Tampa Heights

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

Stephanie Gaines presented case to construct a residence with requested reduction that will have minimal adverse impacts to the grand tree. Board questions ensued.

Raymond Smith spoke in opposition of the request and stated building should be moved further to the left away from the tree.

Mary D Bryson, Natural Resources, spoke on the proposed placement of the tree and the effects on the tree and stated that this was the best design for reasonable use and health of the tree.

Board closed the public hearing. Antonio Amadeo moved to approve request due to hardship being met to preserve the tree, seconded by Gary Brown and passed 6-1, with Richard Peterika voting nay.

APPLICATION: VRB14-84
APPLICANT: Kendall Trosky

LOCATION: 230 South Gunlock Avenue
REQUEST: To increase the height of a fence from 3' to 6' (Section 27-290.1) and to reduce the side yard from 7' to 4', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To erect a fence and construct a residential addition
NEIGHBORHOOD: Gray Gables/Bon Air/Palma Ceia Pines

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

Kendall Trosky presented her case for increased fence height and the construction of a residential addition. Board questions ensued.

Board closed the public hearing. Antonio Amadeo moved to approve the request due to hardship being met and was seconded by Joseph Citro. The motion passed unanimously.

APPLICATION: VRB14-85
APPLICANT: Neil Shoaf
LOCATION: 3224 West Kennedy Boulevard
REQUEST: To increase the square footage of a sign from 37 square feet to 41 square feet and to increase the number of wall signs (Section 27-289.12)
PURPOSE: To install new signs for a rebranding of business
NEIGHBORHOOD: Gray Gables/West Shore Alliance/Oakford Park

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

Neil Shoaf presented his case to increase the size and number of signs permitted due to changes in the State Farm logo. Mr. Citro stated he knew the applicant and based on questions from the Legal Department, it was determined that Mr. Citro could vote without any bias.

The Board closed the public hearing. Richard Peterika moved to approve request due to hardship being met and was seconded by Bret Feldman. The motion passed 6-1, with Gary Brown voting nay.

APPLICATION: VRB14-86
APPLICANT: Paul Witt
LOCATION: 3333 East Busch Boulevard
REQUEST: To reduce the front and side yards from 30' to 10', with the allowed encroachment of the eaves and gutters (Section 27-138(7)(i))
PURPOSE: To construct a hotel
NEIGHBORHOOD: Temple Crest/Terrace Park

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

Paul Witt presented the case to construct a hotel and explained by the setbacks were being reduced and the relationship to the underlying land use. Board questions ensued.

The Board closed the public hearing. Gary Brown moved to approve the request due to hardship being met and was seconded by Susan Long. The motion passed unanimously.

APPLICATION: VRB14-87
APPLICANT: Carolyn J Huffman
LOCATION: 3618 South Hesperides Street
REQUEST: To reduce the front yard from 60' to 1' and the side yard from 3' to 1', with the allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To keep an unpermitted shed and carport
NEIGHBORHOOD: Belmar Gardens

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

Carolyn J Huffman presented case to vest existing unpermitted residential structures. Board questions ensued. Board asked for origin of request, applicant stated code enforcement. Board asked for condition that carport never to be enclosed.

The Board closed the public hearing. Joseph Citro moved to approve request due to hardship being met with condition that carport never to be enclosed. The motion was seconded by Bret Feldman and passed unanimously.

APPLICATION: VRB14-90
APPLICANT: Keen and Kathleen Newcomb
AGENT: Morris Massey, Esquire
LOCATION: 5103 Interbay Boulevard
REQUEST: To reduce the side yard from 7' to 4', (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Ballast Point

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

Morris Massey presented case to construct a residential addition. Board questions ensued.

The Board closed the public hearing. Antonio Amadeo moved to approve request due to hardship being met and was seconded by Richard Peterika. The motion passed unanimously.

APPLICATION: VRB14-91
APPLICANT: Bayshore Diplomat Condominium Association, Inc
LOCATION: 2611 Bayshore Boulevard
REQUEST: To increase the height of a fence in the front yard from 4' to 5' (Section 27-290.1)

PURPOSE: To erect a 5' fence
NEIGHBORHOOD: Bayshore Gardens

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

John Hartkins presented case to increase fence height from 4' to 5'. Board questions ensued.

The Board closed the public hearing. Susan Long moved to approve request due to hardship being met and was seconded by Joseph Citro. The motion passed unanimously.

APPLICATION: VRB14-93
APPLICANT: Tim and Aline Smith
LOCATION: 3302 West Granada Street
REQUEST: To reduce the corner yard from 7' to 1', the rear yard from 15' to 1' (Section 27-156) and to reduce the entrance to a carport from 10' to 1' (Section 27-156, Footnote 8)
PURPOSE: To construct a carport and to enclose a breezeway
NEIGHBORHOOD: Palma Ceia

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

Tim Smith and Alan Dobbs presented the case to reduce the corner yard from 7' to 1', the rear yard from 15' to 1' and to reduce the entrance to a carport from 10' to 1'. The Board asked questions and discussed the request.

The Board closed the public hearing. Antonio Amadeo moved to approve request due to hardship being met with condition that carport never to be enclosed, and was seconded by Susan Long. The motion passed 5-2 with Gary Brown and Richard Peterika voting nay.

APPLICATION: VRB14-72
APPLICANT: Lanco Construction (Pat Lynch)
LOCATION: 1512 Cameron Court
REQUEST: To reduce the front yard from 25' to 20' and the side yard from 7' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Palma Ceia/Virginia Park

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

David Lance presented case for the construction of a residential addition. Board questions ensued.

The Board closed the public hearing. Board discussion ensued. Bret Feldman moved to approve and was seconded by Antonio Amadeo. The motion passed unanimously.

The Board adjourned the hearing.