



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.

October 10, 2017

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Joel Sousa, Land Development Coordination; Doug Pierce – Natural Resources, David Jennings – Construction Services

II. APPROVAL OF MINUTES for August 8 & September 12, 2017 Public Hearing

Moved to approve the August 8, 2017 minutes and was seconded by

Moved to approve the September 12, 2017 and was seconded by

III. CONTINUED CASES:

APPLICATION:	VRB 17-01	(Moved to 11/14/2017)
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.	

Mis-noticed for 8/8/17, 9/12/17, & 10/10/17 public hearing, now noticing for 11/14/17

Public meeting

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

Case is being continued due to mis-notice.

APPLICATION: **VRB 17-80** (APPROVED)
APPLICANT: Melissa A Fields
AGENT: Adrienne K Farley
LOCATION: 4018 W San Juan St
REQUEST: Reduce front yard from 25' to 22.5' and reduce the side yard setback from 7' to 6'
With the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: Expand front porch and widen garage
NEIGHBORHOOD: Ballast Point, McGraw Hill

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 be granted and it was approved with the condition that the porch not be enclosed and seconded by John Dingfelder. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB17-89** (APPROVED)
APPLICANT: Tony Kelly
AGENT: Ed Rolin
LOCATION: 128 E Davis Boulevard
REQUEST: To reduce the front yard setback from 25' to 15', reduce the rear yard setback from 20' to 0',
with the allowed encroachment of the eaves and gutters (Section 27-156), and reduce the
number of required parking spaces from 9 to 6 (Section 27-283.7).
PURPOSE: To construct a 4 unit multi-family complex
NEIGHBORHOOD: Davis Island Civic Association, Inc.

Back before the VRB to discuss accessory structure setback & parking layout.

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 granted with conditions front yard setback granted, rear yard setback from 20' to 5', and it was approved and was seconded by Richard Peterika. The motion passed 7-0 unanimously.

APPLICATION: **VRB17-90** (APPROVED/DENIED)
APPLICANT: Daniel C Belcher
LOCATION: 2904 W Dewey Street
REQUEST: To reduce the side yard from 3' to 2', and reduce the front yard from 60' to 34', with the
Allowed encroachment of the eaves and gutters (Section 27-290)
PURPOSE: To keep an existing carport
NEIGHBORHOOD: MacFarlane Park, La Maddalena, Bowman Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Requested 10/10/2017 public hearing date.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted with conditions side yard 3' to 2', front yard 20' to 9' and it was approved and was seconded by Richard Peterika. The motion passed 7-0 voting unanimously.

After Board discussion, Gary Brown moved to be denied the condition of the carport and it was denied and was seconded by Joseph Citro. The motion passed 6-1 with John Dingfelder voting nay.

APPLICATION: **VRB17-100** (APPROVED)
APPLICANT: Jeff Smith of Audie Smith AIA
LOCATION: 475 W Davis Boulevard
REQUEST: To reduce the rear yard setback from 20' to 3' (Section 27-290.3)
PURPOSE: To construct a pool 36" above finish grade
NEIGHBORHOOD: Davis Island Civic Association, Inc.

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Bret Feldman informed that the referred staff name to a neighbor that had questions.
Kate Wells, Attorney
Eric Page – Attorney for the neighbor Mr. Cass

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be granted for a reduction in the rear yard and approved, It was seconded by John Dingfelder. The motion passed 5-2 with Joseph Citro and Gary Brown voting nay.

APPLICATION: **VRB17-114** (MISNOTICED)
APPLICANT: Brandon Lance/Joe Toph
LOCATION: 4515 W North A Street
REQUEST: Reduce front yard setback from 25' to 20', and reduce the rear yard setback from 15' to 12' With the allowed encroachment of the eaves and gutters
PURPOSE: To develop 8 townhouse units
NEIGHBORHOOD: Westshore Alliance

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. David Jennings speaks on behalf of this case.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to be granted and was seconded by Joseph Citro. The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-115** (MISNOTICED)
APPLICANT: Ultra Custom Outdoor Living Spaces, Inc.
AGENT: Zac Pease
LOCATION: 2305 S Cardenas Avenue
REQUEST: To vacate side yard setback for new garage structure (Section 27-156)
PURPOSE: To construct a 1 story garage
NEIGHBORHOOD: Golfview, Palma Ceia

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

Mis-noticed for 10/10/2017 public hearing, moved to 12/12/17 PH

BOARD DISCUSSION:

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

APPLICATION: **VRB17-116** (APPROVED)
APPLICANT: Carlos Valenti
LOCATION: 4818 W San Jose Street
REQUEST: Removal of a grand tree (Section 27-45)
PURPOSE: To construct a new 2 story house
NEIGHBORHOOD: Sunset Park

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

BOARD DISCUSSION:

After Board discussion, Michael Via moved to approve the removal of a grand tree and it was approved and seconded by John Dingfelder. The motion passed 6-1 Richard Peterika voting nay.

APPLICATION: **VRB17-117** (APPROVED)
APPLICANT: Susan & Howarde Cohick
AGENT: Margaret M Carland, Esq.
LOCATION: 6506 N Rome Avenue
REQUEST: Reduce side yard setback from 7' to 4', side yard setback from 7' to 6', and reduce the rear yard setback from 20' to 7' (Section 27-156)
PURPOSE: To keep an unpermitted accessory structure
NEIGHBORHOOD: None

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

BOARD DISCUSSION:

After Board discussion, John Dingfelder moved to be granted and was seconded by Gary Brown.
The motion passed 6-1 with Joseph Citro voting nay.

APPLICATION: **VRB17-118** (MISNOTICED)
APPLICANT: Michael & Trisha Fridella
AGENT: Jon Solomon
LOCATION: 22 Adalia Avenue
REQUEST: Place generator in front of the principal structure (Section 27-290.6)
PURPOSE: To locate backup generator on site

NEIGHBORHOOD: Davis Island Civic Association, Inc.

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Generator in front yard, Variance not required per Zoning Administrator.

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be granted and was seconded by Gary Brown.
The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-119 (MISNOTICED)**
APPLICANT: Kristi & Craig Davisson
LOCATION: 5810 S 6th Street
REQUEST: To reduce rear and side yards 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, Sun Bay

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Mis-noticed, mailed public notice after 30 day deadline.

BOARD DISCUSSION:

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

APPLICATION: **VRB17-120 (APPROVED)**
APPLICANT: Charles & Heather Taylor
LOCATION: 3715 W Obispo Street
REQUEST: Reduce the rear and side yards, 5' to 2' (Section 27-290.5)
PURPOSE: Install screened pool enclosure
NEIGHBORHOOD: Virginia Park, Palma Ceia

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Ed Rue- 3711 W Obispo St, Tampa, FL has no objection.

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be granted and was seconded by John Dingfelder.
The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-121 (APPROVED)**
APPLICANT: Raymond Stewart
AGENT: Stephen Michelini
LOCATION: 4701 W Estrella Street
REQUEST: To reduce corner yard from 15' to 7', with the allowed encroachment of the Eaves and gutters (Section 27-156)
PURPOSE: To construct a new house
NEIGHBORHOOD: Sunset ark

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 be granted and was seconded by Gary Brown.
The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-122 (MISNOTICED)**
APPLICANT: Christopher & Sara Marron
LOCATION: 4211 W San Pedro Street
REQUEST: To reduce side yard from 5' to 3.5' and rear yard from 5' to 3.6' (Section 27-290.5)
PURPOSE: To construct a pool enclosure
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
No public notice provided,

BOARD DISCUSSION:

SO NO VOTE... Cannot be heard.

APPLICATION: **VRB17-123 (APPROVED)**
APPLICANT: Timothy Powell & David Wright
LOCATION: 695 Geneva Place
REQUEST: To reduce the rear yard setback from 20' to 12', with the allowed encroachments of the eaves and gutters (Section 27-156)
PURPOSE: To construct a 2 story addition for garage and bedroom
NEIGHBORHOOD: Davis Island Civic Association, Inc.

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 and was seconded by Gary Brown.
The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-124 (APPROVED)**
APPLICANT: Sulphur Springs WIC Ctr
AGENT: Enrique A Woodroffe
LOCATION: 8605 N Mitchell Avenue
REQUEST: To reduce corner yard from 10' to 0', with the allowed encroachments of the eaves and gutters (Section 27-156)
PURPOSE: To construct addition of a commercial office building
NEIGHBORHOOD: Sulphur Springs

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 was seconded by Bret Feldman. The motion passed 7-0 voting unanimously.

APPLICATION:	VRB17-113	(APPROVED)
APPLICANT:	4 TH Site Storage	
AGENT:	T Truett Gardner & Gardner Brewer Martinez-Monfort	
LOCATION:	102 N 20 th Street	
REQUEST:	To allow a sign on the face of a building that does not face a public right of way (Section 27-289.3)	
PURPOSE:	Install a commercial wall/ building sign	
NEIGHBORHOOD:	Palmetto Beach	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. **Miguel Maguire – Esquire spoke on behalf of applicant.**

BOARD DISCUSSION:

After Board discussion, Bret Feldman moved to be granted and was seconded by Gary Brown. The motion passed 7-0 voting unanimously.

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION:

Meeting adjourned * * ***11:00PM*****

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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 Frontier FIOS system and Channel 640 on Spectrum.