



## 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.*

September 13, 2016

### **I. SILENT ROLL CALL**

In attendance were: Chair Antonio Amadeo, Susan Long, Richard Peterika, Joseph Citro, Kelsey Trujeque, John Dingfelder, Bret Feldman

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario, Eric Cotton, Land Development Coordination, Mary Danielwicz-Bryson, Natural Resources.

### **II. APPROVAL OF MINUTES for August 9, 2016**

Susan Long moved to approve the August 9, 2016 minutes and was seconded by Joseph Citro. Motion passed unanimously.

### **III. NEW BUSINESS**

APPLICATION:	<b>VRB 16-83    APPROVED</b>
APPLICANT:	Konstantin Kolaxazov
LOCATION:	414 South Orleans Avenue
REQUEST:	To decrease the front yard from 25' to 15' and the side yards from 7' to 4', with the allowed encroachment of the eaves and gutters (Section 27-156) and to reduce the side yard from 7' to 0' and the rear yard from 15' to 0' (Section 27-290)
PURPOSE:	To expand a single family home and construct an accessory structure greater than 750 square feet
NEIGHBORHOOD:	Hyde Park, Courier City/Oscawana, SOHO Business Alliance/Hyde Park-Spanish Town Creek, Gandy/Sunbay South

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. New site plan is been updated and will be inserted into system as revised.

**BOARD DISCUSSION:**

After Board discussion, John Dingfelder moved to approve the request and was seconded by Susan Long. The motion passed 4-3 with Joseph Citro, Richard Peterika and Kelsey Trujeque voting nay.

APPLICATION:           **VRB 16-84     APPROVED**  
APPLICANT:           Michael Brooks, Esquire  
LOCATION:               4009 West Gray Street  
REQUEST:              Removal of grand tree (Section 13-45)  
PURPOSE:              To construct two single family homes  
NEIGHBORHOOD:       North Bon Air

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 Susan Long. The motion passed 5-2 with John Dingfelder and Kelsey Trujeque voting nay.

APPLICATION:           **VRB16-87           DENIED**  
APPLICANT:           Jennifer Wohl  
LOCATION:               3307 West Paul Avenue  
REQUEST:              To increase the maximum fence height from 6’ to 8’ (Section 27-290.1)  
PURPOSE:              To erect a fence in the back yard of a SFR  
NEIGHBORHOOD:       Gandy / Sunbay/Bayside

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

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika has moved to deny the request and was seconded by John Dingfelder. The motion passed 5-2 with Susan Long and Bret Feldman voting nay.

APPLICATION:           **VRB16-88           APPROVED**  
APPLICANT:           Allbright Management Professionals, Inc.  
AGENT:                Bobby Slate / David Dean  
LOCATION:               3319 South MacDill Avenue  
REQUEST:              To reduce the front yard setback from 15’ to 0’to install an electronic message center sign on an existing monument sign (Section 27-289)  
PURPOSE:              To remodel an existing monument sign  
NEIGHBORHOOD:       No registered neighborhood

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

Susan Rossetti @ 5115 W Cleveland St – is opposing the sign.

**BOARD DISCUSSION:**

After Board discussion, Richard Peterika moved to approve the request and was seconded by Joseph Citro. The motion passed 5-2 with John Dingfelder and Kelsey Trujeque voting nay.

APPLICATION: **VRB16-90**  
APPLICANT: Joseph James Karney  
LOCATION: 105 S Lincoln Avenue  
REQUEST: To increase the fence height from 6’ to 8’ (Section 27-290.1)  
PURPOSE: To provide a greater fence height between residential and commercial properties  
NEIGHBORHOOD: Gray Gables/Oakford Park

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

**BOARD DISCUSSION:**

After Board discussion, Susan Long moved to approve the request, and was seconded by John Dingfelder. The motion passed 6-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB16-91** **APPROVED**  
APPLICANT: Kyle Bartley / Stephen Michelini  
LOCATION: 212 South Westland Avenue  
REQUEST: Reduce the rear yard from 15’ to 10’, with the allowed encroachment of the eaves and gutters, to reduce the side yard from 7’ to 3’ for an accessory structure (Section 27-290)  
PURPOSE: To add a 2<sup>nd</sup> floor onto a detached garage.  
NEIGHBORHOOD: Courier City/ Oscawana/SOHO Business/ Westland Park/Historic Hyde Park

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 approve the request, and was seconded by Joseph Dingfelder. The motion passed 6-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB 16-92**  
APPLICANT: Kyle Bartley / Stephen Michelini  
LOCATION: 209 South Moody Avenue  
REQUEST: Reduce the rear yard from 20’ to 10’, with the allowed encroachment of the eaves and gutters, to reduce the side yard from 7’ to 3’ for an accessory structure (Section 27-290)  
PURPOSE: To add a 2<sup>nd</sup> floor onto a detached garage.  
NEIGHBORHOOD: Courier City/Oscawana, SOHO Business/Westland Park/Historic Hyde Park

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 approve the request and was seconded by John Dingfelder. The motion passed 6-1 with Kelsey Trujeque voting nay.

APPLICATION: **VRB16-93 APPROVED**  
APPLICANT: Lee Curtis  
LOCATION: 4206 West Morrison Avenue  
REQUEST: To reduce the front yard setback from 25' to 20' (Section 27-156)  
PURPOSE: To construct a front porch addition  
NEIGHBORHOOD: Beach Park/Westshore/Bayshore Gardens/ Virginia Park/ Swann Estates/  
Palma Ceia West/Culbreath Heights

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan. Margaret Vicci – agrees with the design that it will make the neighborhood look nice.

**BOARD DISCUSSION:**

After Board discussion, Susan Long moved to approve the request and was seconded by Kelsey Trujeque. The motion passed 7-0 unanimously.

APPLICATION: **VRB 16-94 APPROVED**  
APPLICANT: RU Project Management Group,LLC  
AGENT: Ruth Londono Patricia Ortiz  
LOCATION: 2105 West Stika Street  
REQUEST: To reduce the required rear yard from 5' to 1.2' (for a pool enclosure)(Section 27-290.5), and reduce the required green space from 25% to 24% (Section 27-285)  
PURPOSE: To allow an already constructed residential addition to remain  
NEIGHBORHOOD: Lowery Park Central

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 and was seconded by Susan Long. The motion passed 7-0 unanimously.

APPLICATION: **VRB 16-95**  
APPLICANT: Miller's Ale House Restaurants  
AGENT: Bradley Ginzig  
LOCATION: 2102 East Fowler Avenue

REQUEST: To allow two additional wall signs, 69SF each on the west and east wall facades (Section 27-289)  
PURPOSE: To install two signs which do not face right of way  
NEIGHBORHOOD: University Square Civic

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

**BOARD DISCUSSION:**

After Board discussion, Kelsey Trujeque moved to approve and was seconded by John Dingfelder. The motion passed 7-0 unanimously.

APPLICATION: **VRB 16-96**  
APPLICANT: John David Mosely  
LOCATION: 5001 West Neptune Way  
REQUEST: To reduce the rear yard from 20' to 8'; and, increase the front yard fence height from 3' to 6' (Section 27-156, 27-290.1 and 27-290.5)  
PURPOSE: To install a pool, porch addition and security wall  
NEIGHBORHOOD: Beach Park/ Westshore Alliance/ Bayshore Gardens/ Armory Gardens

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 approve and was seconded by Joseph Citro. The motion passed 6-1 with Richard Peterika voting nay.

IV. **OLD BUSINESS:**  
Discussion of Workshop – (Hardship) change to November 8, 2016 at 5:30pm

V. **BOARD DISCUSSION:**  
Meeting adjourned 10:45 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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