



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 17, 2017

Workshops – 5:30PM

Signs – Kristin Mora
VRB Rules of Procedure – Eric Cotton

I. SILENT ROLL CALL

In attendance were: Chair Susan Long, Dustin Pasteur, Joseph Citro, Richard Peterika, Gary Brown, Michael Via

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario, Eric Cotton, and Ryan Manasse, Land Development Coordination; Doug Pierce – Natural Resources

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

October 10, 2017 minutes are not ready

III. CONTINUED CASES:

APPLICATION:	VRB 17-81	(DENIED)
APPLICANT:	Jill Mano	
AGENT:	Lee Curtis	
LOCATION:	3917 West Empedrado Street	
REQUEST:	To reduce the rear yard from 12' to 8.5', with the allowed encroachment of the eaves and gutters, (Section 27-156)	
PURPOSE:	To construct a residential addition	
NEIGHBORHOOD:	Virginia Park	

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Lee Curtis (agent) – spoke on behalf of the Applicant.
Jill Mano (Owner) spoke about the request, explaining the need for the variance and the hardship.

BOARD DISCUSSION:

After Board discussion, Gary Brown moved to disapprove due to no hardships on this property and it was approved and seconded by Richard Peterika. The motion was approved 6-1, with Bret Feldman voting nay.

APPLICATION: **VRB 17-82** (CONTINUED TO 1/9/18)
APPLICANT: Duvel Alvarez & Luis Alvarez
LOCATION: 5126 North Matanzas Ave
REQUEST: To reduce the side (north and south) and rear yards from 3’ to 0’ for existing Accessory structures (Section 27-290)
PURPOSE: To vest two existing accessory structures
NEIGHBORHOOD: Plaza Terrace

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Duvel Alvarez (son) spoke on behalf of his father Luis Alvarez
Bob Whitmore – neighbor is on behalf of the petitioner.

BOARD DISCUSSION:

After Board discussion, Joseph Citro moved to continue till January 9, 2018. Applicant is to obtain a site plan showing a scale setback of 60’ from front to rear and 5ft eaves to eaves between structures and it was approved and seconded by Richard Peterika. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB17-97** (APPROVED)
APPLICANT: Scott Hershner – Taralon Homes
AGENT: Jonathan Lee – Arborist
LOCATION: 4310 Beachway Drive
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: Beach Park, Westshore Alliance, Bayshore Beautiful, Bayshore Gardens
Armory Gardens Civic, Culbreath Bayou

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Scott Hershner spoke on behalf of Taralon Homes
Jonathan Lee – spoke on behalf of the property due to him being an arborist
Susan Rosetti – 5115 W Cleveland Dr. – Opposing trees
Bob Whitmore – 3111 Hawthorne Rd – Opposing trees

BOARD DISCUSSION:

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

APPLICATION: **VRB17-98** (APPROVED)
APPLICANT: Mr. Dave Osborne - Builder
AGENT: Jonathan Lee - Arborist
LOCATION: 3608 W Euclid Ave
REQUEST: To remove a grand tree (Section 13-45)
PURPOSE: To construct a single family home
NEIGHBORHOOD: Bay Shore Beautiful 345 Bay shore Condominium, Palma Ceia Neighborhood, FairOaks Manor

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Richard Peterika has request to remove himself due to previous knowledge.
Gary Brown does have knowledge about this tree.
Dave Osborne from Taylor Homes
Jonathan Lee – speaking on behalf of the property arborist
Bob Whitmore – 3911 Hawthorne Rd – Opposing tree neighbor

BOARD DISCUSSION:

After Board discussion, Michael Via moved to be granted and it was approved and was seconded by Joseph Citro.
The motion passed 6-0 voting unanimously.

APPLICATION: **VRB17-102** (APPROVED)
APPLICANT: Heydi Jimenez
LOCATION: 1415 E Linebaugh Avenue
REQUEST: To reduce east side yard from 7' to 5.8', and west side yard from 7' to 6.2', and front yard from 20' to 16.4', with the allowed encroachment of the eaves and gutter (Section 27-156)
PURPOSE: To vest existing structure
NEIGHBORHOOD: N/A

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 and approved and was seconded by Richard Peterika.
The motion passed 7-0 voting unanimously.

APPLICATION: **VRB17-106** (APPROVED)
APPLICANT: John Lum
AGENT: Stephen Michelini
LOCATION: 502 N Lois Avenue
REQUEST: To remove over 50% trees on a lot (Section13-45)
PURPOSE: To construct 17 single family attached homes
NEIGHBORHOOD: Beach Park, Westshore, Alliance, Bayshore Beautiful, Bayshore Gardens, Armory Gardens

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Bob Whitmore 3911 Hawthorne Ave – Opposing

BOARD DISCUSSION:

After Board discussion, Richard Peterika moved to be granted it was approved and was seconded by Gary Brown.

The motion passed 7-0 voting unanimously/nay.

APPLICATION: **VRB17-108** (APPROVED)
APPLICANT: List Developers
AGENT: John Lum /Stephen Michelini
LOCATION: 3623 E Clark Circle
REQUEST: To remove a grand oak tree (Section 13-45)
PURPOSE: To develop a single family house
NEIGHBORHOOD: None

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Bob Whitmore 3111 Hawthorne Ave – Opposing of tree

BOARD DISCUSSION:

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

APPLICATION: **VRB17-110** (DENIED)
APPLICANT: Kyle Bartley
AGENT: Stephen Michelini
LOCATION: 1314 S Moody Avenue
REQUEST: To reduce side yard from 7' to 3' and rear yard from 15' to 10', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a duplex
NEIGHBORHOOD: Bayshore Gardens

Staff introduced the case, reviewing the request, showing an aerial and photographs and explaining the site plan.
Reconsider the side yard setbacks and move the

BOARD DISCUSSION:

After Board discussion, Dustin Pasteur moved to deny and it was approved and seconded by Joseph Citro.
The motion passed 6-1 Michael Via voting nay.

After Board discussion, Richard Peterika moved to grant side yard setback from 7ft to 3ft for the rear garage structure and it was approved and seconded by Gary Brown. The motion passed 6-1 Dustin Pasteur voting nay.

APPLICATION: **VRB17-111** (APPROVED)
APPLICANT: Henry Moseley
LOCATION: 5231 S Jules Verne Court
REQUEST: To reduce rear yard from 20' to 3.3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a 2 story 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, Gary Brown moved to grant and approve and it was seconded by Richard Peterika. The motion passed 7-0 voting unanimously.

IV. OLD BUSINESS:

None

V. BOARD DISCUSSION:

Meeting adjourned * * *11:15PM***

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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.