



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 11, 2018

I. SILENT ROLL CALL

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

Staff in attendance: Kristin Mora, Legal Department; Aileen Rosario & Joel Sousa, Land Development Coordination, Brian Mims – Natural Resources

II. APPROVAL OF MINUTES for August 14, 2018 Public Hearing

Susan Long moved to approve the August 14, 2018 minutes and was seconded by Bret Feldman. The motion passed 7-0 unanimously.

Bret Feldman nominated Gary Brown as temporary vice-chairman of the VRB Board for this evening and seconded by Susan Long.

October has 22 cases – 11 cases each 10/9 and 10/16

III. CONTINUED CASES:

APPLICATION:	VRB18-40	(APPROVED)
APPLICANT:	Marc Mobley	
AGENT:	Gina Grimes	
LOCATION:	6219 S Elberon Street	
REQUEST:	Removal of a Grand Tree. (Section 13-45)	
PURPOSE:	To allow reasonable use of a property.	

NEIGHBORHOOD: Ballast Point, McGraw Hill

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

- Requested to remove 1 tree , to be able to move home up to the setback
- Natural resources stating the tree is to be replaced inch by inch
- Lack of space on property

BOARD DISCUSSION:

After Board discussion Gary Brown moved to be approved as per the site plan and it was seconded by Susan Long. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB18-57 (APPROVED)**
APPLICANT: Tom Rankin & Mrs. Thayer
AGENT: John Grandoff, III
LOCATION: 5324 Interbay Boulevard
REQUEST: To increase the height of a wall from 3' to 6' (Section 27-290.1)
PURPOSE: To construct a residential wall.
NEIGHBORHOOD: Ballast Point, McGraw Hill

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

- Case continued from July 2018
- Ken Ferlita – Architect - 102 S 12th St, Tampa
- 2 additional minutes approved to agent by Susan Long
- Hardship is curve on Interbay, city park across the street with the traffic is a nuisance
- Continuance has been requested by Agent and John Dingfelder moved to continue, but the motion failed for lack of a second.
- Agent to discuss with client for a 3foot fence

BOARD DISCUSSION:

After Board discussion Gary Brown moved to approve as per the site plan to build a 6ft residential wall and it was seconded by John Dingfelder. The motion was approved 4-3 voting nay Bret Feldman, Dustin Pasteur and Michael Via.

APPLICATION: **VRB18-82** **(DENIED)**
APPLICANT: Miguel & Nicole Alonso
AGENT: Timothy Jones
LOCATION: 3120 W Santiago Street
REQUEST: Removal of a Grand Tree. (Section 13-45)
PURPOSE: To allow reasonable use of a property.
NEIGHBORHOOD: McFarlane Park, La Maddalena, Bowman Heights.

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

- Grand tree rated B7 48inch oak, healthy tree, conditions around tree are concerning, no pruning has been done, 19' can be removed but the stomp has to be left,
- Heather Murphy – neighbor – tree overhangs her property feels it is dangerous
- Variance was issued in 2006 which has expired

BOARD DISCUSSION:

After Board discussion Dustin Pasteur moved to be denied as per the site plan considering the tree is not in the way of building the home and it was seconded by John Dingfelder. The motion was denied 7-0 voting unanimously.

APPLICATION: **VRB18-46** **(MISNOTICED TO 11/13/18)**
APPLICANT: Miguel & Nicole Alonso
AGENT: Timothy Jones
LOCATION: 3120 W Santiago Street
REQUEST: To decrease the front yard setback from 25' to 8' and the rear yard setback from 15' to 3', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To vest existing structures allowed by previous variance, to a single family residence. Based upon a submitted site plan, staff believes this request will be for a residential duplex and not a single family residence.
NEIGHBORHOOD: McFarlane Park, La Maddalena, Bowman Heights.

- Client mis-noticed and has been rescheduled to November 13, 2018.

APPLICATION: **VRB18-53** (APPROVED)
APPLICANT: Marwajn Asadi
AGENT: Jean Doncan
LOCATION: 11107 N 51st Street
REQUEST: To decrease the rear yard setback from 20' to 5', and the side yard setback from 7' to 5', with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct an accessory structure, play room..
NEIGHBORHOOD: None

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

- Structures is a modular home for the additional square footage of 864 sq ft.
- Increase of 3579 square feet was all noticed correctly, be total of 3 structures on the property
- Abnormally large properties,

BOARD DISCUSSION:

After Board discussion Dustin Pasteur moved to be approved as per the site plan and it was seconded by John Dingfelder. The motion was approved 7-0 voting unanimously.

VI. NEW CASES:

APPLICATION: **VRB 18-58** (APPROVED)
APPLICANT: Jeffrey Miller
LOCATION: 625 Luzon Avenue
REQUEST: To reduce the rear yard setback from 25' to 5' (Section 27-156)
PURPOSE: To construct a screened in patio
NEIGHBORHOOD: Davis Island Civic

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

- DRC found an easement in the back and nothing can be built on it or over this easement
- The lot is oddly shaped and the house was built to far back which creates the hardship
- Patio was added after house was purchased

BOARD DISCUSSION:

After Board discussion Michael Via moved to be approved as per the site plan with the condition that it never be enclosed and it was seconded by John Dingfelder. The motion was approved 6-1 voting nay Dustin Pasteur.

APPLICATION: **VRB 18-81** **(WITHDRAWN)**
APPLICANT: Shane O'Neil
LOCATION: 311 W Park Avenue
REQUEST: To decrease the front yard setback from 25' to 23'7", reduce the side yard setback from 7' to 3', and increase the height of an accessory structure from 15' to 28', with the allowed encroachment of the eaves and gutters (Section 27-156 & 290)
PURPOSE: To construct a new single family house
NEIGHBORHOOD: Tampa Heights

The applicant has requested withdraw from agenda.

APPLICATION: **VRB 18-84** **(APPROVED)**
APPLICANT: Orlando Cabrera
LOCATION: 3405 W Ellicott Street
REQUEST: To reduce front yard setback of a recreational watercraft to be stored in the front yard from 10' to 0, and to increase the length of said watercraft from 26' to 35', with increasing the height 10' to 12' (Section 27-283.11)
PURPOSE: To allow a recreational watercraft to be stored in the front yard
NEIGHBORHOOD: Plaza Terrace

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

- Boat height is 12ft and length is 34ft.

BOARD DISCUSSION:

After Board discussion John Dingfelder moved to be approved as per the site plan and it was seconded by Bret Feldman. The motion was approved 5-2 voting nay Gary Brown and Susan Long.

APPLICATION: **VRB 18-85** **(APPROVED)**
APPLICANT: Alex English
LOCATION: 5816 Bayshore Blvd
REQUEST: To reduce the front yard setback from 25' to 20', to reduce the side yard setback from 7' to 3', and to reduce the rear yard setback from 14' to 13', with the allowed encroachments for eaves and gutters (Section 27-156)

PURPOSE: To construct a 2-story addition, with a deck.
NEIGHBORHOOD: Ballast Point, McGraw Hill

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

- John Wolfe – Architect
- 10 live oak and grand oaks trees on the property
- Larger right of way from the normal, shared property line with neighbor
- Greg Holder ,5812 Bayshore Blvd, is in full support of the request
- Ken Morrison, 2701 W Bay, is in full support of the request
- Bruce Tiger, 2510 Gardner Ct, wants a site plan specific approval with concerns of a 2 story addition part not be approved.
- Condition: 1 story rear is to remain as prior variance approval, allowed to extend to the 20ft and the deck but to stay as a 1level.

BOARD DISCUSSION:

After Board discussion Dustin Pasteur moved to be approved as per the site plan with condition of a one story limitations and it was seconded by John Dingfelder. The motion was approved 5-2 voting nay Susan Long & Bret Feldman.

APPLICATION: **VRB 18-86 (APPROVED)**
APPLICANT: Duncan & Jessica Belser
AGENT: David Wright
LOCATION: 912 S Frankland Road
REQUEST: To decrease the front yard setback 25’ to 21’, reduce the corner yard setback from 15’ to 1’, and reduce the rear yard from 12’ to 2’, with the allowed encroachment of the eaves and gutters (Section 27-156)
PURPOSE: To construct a major renovation and 1 story additions to a single family residence
NEIGHBORHOOD: Sunset Park

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

- Structure already existed when home was purchased
- Office part was not permitted,
- Irregular lot

BOARD DISCUSSION:

After Board discussion Susan Long moved to be approved as per the site plan and it was seconded by Dustin Pasteur. The motion was approved 7-0 voting unanimously.

APPLICATION: **VRB 18-87 (APPROVED)**
APPLICANT: Michael Johnson
LOCATION: 3606 W San Pedro Street
REQUEST: To reduce the side yard setback from 7' to 3', and to reduce the side & rear yard from 5' to 3', with the allowed encroachments for eaves and gutters (Sec. 27-156 & 290)
PURPOSE: To construct a 1-story screened porch and pool enclosure
NEIGHBORHOOD: Parkland Estates, Palma Ceia

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

- Support letters from the neighbors
- Screen patio never to be enclosed
- Small lot

BOARD DISCUSSION:

After Board discussion, Susan Long moved to be granted as depicted by the site plan to be submitted and motion was seconded by John Dingfelder. The motion passed 6-1 voting nay Dustin Pasteur.

APPLICATION: **VRB 18-88 (Moved to October 9, 2018)**
APPLICANT: Kyle Bartley
AGENT: Stephen Michelini
LOCATION: 2620 N Dundee Street
REQUEST: To increase the height of a fence in the front yard from 3' to 6', reduce the front yard setback from 25' to 2', with the allowed encroachments for eaves and gutters (Section 27-156)
PURPOSE: To construct a front yard pool with privacy fence
NEIGHBORHOOD: Sunset Park

Staff introduced the case, but applicant has mis-noticed, case cannot be heard.

APPLICATION: **VRB 18-105 (APPROVED)**
APPLICANT: Andrew Milanoski
LOCATION: 4221 W Granada Street
REQUEST: To decrease the corner, side & rear yard setbacks from 15' to 7', 5' to 0', 5' to 0' (respectively) for a pool screen enclosure; decrease rear & side yards from 3' to 0' for a rear yard accessory Structure; and reduce the corner yard setback from 15' to 7' for a 2 car garage, with the allowed Encroachment of the eaves and gutters (Section 27-156 & 290)
PURPOSE: To vest existing & permitted structures allowed by approved building plans by the City of Tampa
NEIGHBORHOOD: Virginia Park

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

- RS-50 lot, permit was already approved

BOARD DISCUSSION:

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

IV. **OLD BUSINESS:**
None

V. Meeting adjourned ** 11:45 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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