



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, July 13, 2021
TIME:	6:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

Meeting Minutes

Si usted necesita esta información en español o asistencia en español, por favor llame al 813-274-3100.

I. CALL TO ORDER – 6:30pm

II. SILENT ROLL CALL

Board Members Present: Bret Feldman, Amanda Lynn Hurtak, Dustin Pasteur, Samantha Decker, David Ferrill, Oona Johnsen.

Staff Present:

Development Coordination: Eric Cotton, Anastasia “Annie” Barnes, Aileen Rosario, Steven Eyster, & Jonathan Scott

Legal Department: Camaria Pettis-Mackle

III. PRIOR MEETING MINUTES

Approve June 08, 2021 meeting minutes.

BOARD VOTE: Motion to Approve: D. Pasteur Second: D. Ferrill
Motion Passed: 6-0

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

Legal Staff, Camaria Pettis-Mackle, confirmed with Board Members that there were no conflicts. Also, confirmed no ex-parte communication regarding any of the items on the agenda.

V. SWEAR-IN

Staff, Aileen Rosario, swore in all public hearing participants, applicants, interested parties, and witnesses whom will be giving testimony in the City Council Chambers.

VI. ITEMS TO BE REVIEWED

VRB 20-69 OWNER: Jose La Puente
AGENT: James Montjoy
APPLICANT: James Montjoy
LOCATION: 5805 S Gordon Ave
REQUEST: Reduce rear yard setback from 20 feet to 4 feet and reduce side
yard setback from 7 feet to 5.5 feet to accommodate a new
accessory structure (Sec. 27-290 & Sec. 27-156)
PURPOSE: Construct an Accessory Structure
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction
BOARD VOTE: Motion to Approve: D. Pasteur Second: A. Hurtak
Motion Passed: 6-0

VRB 21-27 OWNER: Noah Trinklein
AGENT: David Wright
APPLICANT: Noah Trinklein
LOCATION: 695 Geneva Place
REQUEST: Reduce rear yard setback from 20' to 5' (Sec. 27-156)
PURPOSE: Construct a new single-family dwelling
NEIGHBORHOOD: Davis Island Civic
Continued from 6/8/21 Public Hearing (Tie Vote 3-3)
BOARD VOTE: Motion to Approve: D. Ferrill Second: B. Feldman
Motion Denied: 2-4
(Nay: S. Decker, A. Hurtak, D. Pasteur, & O. Johnsen)

VRB 21-47 OWNER: Benjamin Goodson
AGENT: Alan Dobbs
APPLICANT: Alan Dobbs
LOCATION: 2606 N Ridgewood Avenue
REQUEST: Reduce the side (south) yard setback from 7' to 3'-6" (Sec. 27-156)
PURPOSE: Residential addition to single-family residence
NEIGHBORHOOD: Riverside Heights Civic Assoc., Business Guild of Seminole Heights,
Ridgewood Park Crime Prevention & Civic Assoc.
BOARD VOTE: Motion to Approve: D. Pasteur Second: D. Ferrill
Motion Passed: 6-0

VRB 21-50 OWNER: Italo Mera
AGENT: Todd Britton-Harr
APPLICANT: Italo Mera
LOCATION: 5223 S Puritan Avenue
REQUEST: Reduce rear yard setback from 20' to 12' (Sec. 27-156)

PURPOSE: Residential addition to single-family residence
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction, Interbay-South of Gandy Civic Assoc.
BOARD VOTE: Motion to Approve: S. Decker Second: D. Pasteur
Motion Passed: 6-0

VRB 21-53 OWNER: Abdelrazzaq Abdelrazzaq & Elizabeth Morales
AGENT: Abdelrazzaq M Abdelrazzaq & Elizabeth Morales
APPLICANT: Elizabeth Morales
LOCATION: 7102 N 40th Street
REQUEST: Reduce front yard setback from 10' to 1'-9" for a structure (Sec. 27-156)
PURPOSE: To allow an attached canopy for a commercial business
NEIGHBORHOOD: Temple Crest Civic Assoc. Inc.
BOARD VOTE: Motion to Approve: D. Pasteur Second: S. Decker
Motion Passed: 6-0

VRB 21-54 OWNER: James Tsang & Eric Newcomer
AGENT: N/A
APPLICANT: Bruno Gagnon
LOCATION: 202 N Manhattan Avenue, Unit #2
REQUEST: Reduce rear yard setback from 15' to 7'-7", reduce side (north) yard setback from 7' to 6'-11", reduce side (south) yard setback from 7' to 4'-7" (Sec. 27-156)
PURPOSE: Construct an attached pergola
NEIGHBORHOOD: Westshore Palms Inc., Bretton Woods Assoc. Inc., Westshore Alliance
BOARD VOTE: Motion to Approve: A. Hurtak Second: D. Ferrill
Motion Passed: 5-1
(Nay: O. Johnsen)

VRB 21-72 OWNER: University Collection Two-FCA LLC
AGENT: Jennifer Ronneburger & Patience Shaffer
APPLICANT: Jennifer Ronneburger & Patience Shaffer
LOCATION: 2792 E Fowler Avenue
REQUEST: To allow 2 additional building signs for a single-occupancy parcel having street frontage (Sec. 27-289.3(b)(6)a. 1. i.) and to increase allowable building sign surface area from 53.32 square feet to 110.7 square feet (Sec. 27-289.3(b)(6)b. 1.)
PURPOSE: Signage for a new commercial building
NEIGHBORHOOD: University Square Civic
BOARD VOTE: Motion to Approve: S. Decker Second: B. Feldman

Motion Passed: 4-2
(Nay: A. Hurtak & O. Johnsen)

VRB 21-73 OWNER: Eric & Dana Gruman
AGENT: Michael J Cogdill
APPLICANT: Michael J Cogdill
LOCATION: 108 Huron Avenue
REQUEST: Remove a Grand Tree (Sec. 27-284)
PURPOSE: Construct a new single-family residence
NEIGHBORHOOD: Davis Islands Civic Assoc. Inc.
BOARD VOTE: Motion to Approve: D. Ferrill Second: S. Decker
Motion Passed: 4-2
(Nay: A. Hurtak & O. Johnsen)

VRB 21-74 OWNER: Emily Shine & Benjamin Michael David
AGENT: N/A
APPLICANT: Emily Shine & Benjamin Michael David
LOCATION: 3606 W Renellie Circle
REQUEST: Reduce front yard setback from 25 feet to 17 feet (Sec. 27-156)
PURPOSE: Enclose existing open front porch to utilize as an addition to a single-family residence
NEIGHBORHOOD: N/A
BOARD VOTE: Motion to Approve: D. Pasteur Second: D. Ferrill
Motion Passed: 5-1
(Nay: O. Johnsen)

VRB 21-77 OWNER: John & Monica Weir
AGENT: Thomas Hall
APPLICANT: Dan Drayton
LOCATION: 4213 N River View Avenue
REQUEST: Remove a grand oak tree (Sec. 27-284)
PURPOSE: Construct a new single-family residence
NEIGHBORHOOD: Riverside Heights Civic Assoc., Business Guild of Seminole Heights
BOARD VOTE: Motion to Approve: S. Decker Second: D. Ferrill
Motion Passed: 6-0

VRB 21-78 OWNER: Vicki Anderson
AGENT: Victoria Baldwin Chon
APPLICANT: Vicki Anderson
LOCATION: 2511 W Marquette Avenue

REQUEST: Reduce side yard setback from 3' to 9" and reduce the rear yard setback from 3' to 2'-6" (Sec. 27-290 & Sec. 27-156)

PURPOSE: Accessory structure setbacks

NEIGHBORHOOD: N/A

No Notice Provided- Cannot Be Heard

VRB 21-79

OWNER: Christopher & Sherry Caropreso

AGENT: N/A

APPLICANT: Christopher & Sherry Caropreso

LOCATION: 2505 N Ridgewood Avenue

REQUEST: Reduce side and rear yard setback from 3' to 0' (Sec. 27-290 & Sec. 27-156)

PURPOSE: Accessory structure setbacks

NEIGHBORHOOD: Riverside Heights Civic Assoc., Business Guild of Seminole Heights, Ridgewood Park Crime Prevention & Civic Assoc.

Incorrect Notice Provided-Cannot Be Heard

VRB 21-80

OWNER: Payne Free Development LLC

AGENT: Eric Panico, Darrell Macatine

APPLICANT: Logan Payne & Tom Payne

LOCATION: 1203 W Charter Street

REQUEST: Grand Tree Removal (Sec. 27-284)

PURPOSE: New single-family construction

NEIGHBORHOOD: Riverside Heights Civic Assoc., Business Guild of Seminole Heights

BOARD VOTE: Motion to Approve: S. Decker Second: D. Pasteur

Motion Passed: 5-0

VRB 21-83

OWNER: West Florida MHT LLC & HCA Holdings Inc.

AGENT: Adam Bates

APPLICANT: Adam Bates

LOCATION: 2901 W Swann Avenue

REQUEST: Reduce required setback from 5' to 0' for 3 free-standing signs (Sec. 27-289.3(b)(5)(d))

PURPOSE: New Signage for Hospital

NEIGHBORHOOD: Palma Ceia Pines, Parkland Estates Civic Club, Inc., SOHO Business Alliance, Parkland Estates Civic Club, Tampa Heights Civic Assoc., Historic Hyde Park Neighborhood Assoc., Inc.

Applicant Requests to be Continued to 8/10/21 Public Hearing

BOARD VOTE: Motion to Approve: S. Decker Second: D. Pasteur

Motion Passed to continue the hearing: 6-0

VRB 21-84 OWNER: Gert-Jan & Triparna De Vreede
AGENT: Michael Cummings
APPLICANT: Michael Cummings
LOCATION: 5006 W San Miguel Street
REQUEST: Reduce side yard setback from 7' to 4.2' (Sec. 27-156)
PURPOSE: Single-family dwelling addition
NEIGHBORHOOD: Sunset Park Area Homeowners Assoc. Inc.
Incorrect Notice Provided- Cannot Be Heard

VRB 21-85 OWNER: Joan F Park Et Al
AGENT: Angela Rauber
APPLICANT: Joan F Park Et Al
LOCATION: 404 S Royal Palm Way
REQUEST: Remove a grand tree (Sec. 27-284)
PURPOSE: Construct a single-family dwelling
NEIGHBORHOOD: Beach Park Homeowners Assoc. Inc., Westshore Alliance,
Bayshore Beautiful Neighborhood Assoc. Inc., Bayshore Gardens
Neighborhood Assoc. Inc., Armory Gardens Civic Assoc.
BOARD VOTE: Motion to Approve: D. Pasteur Second: D. Ferrill
Motion Passed: 6-0

VRB 21-87 OWNER: Michael Byrne
AGENT: Michael Byrne
APPLICANT: Michael Byrne
LOCATION: 2909 W Sitios Street
REQUEST: Reduce rear yard setback from 20' to 15'; reduce side yard
setback along the east property line from 7' to 5'-3" (Sec. 27-156)
PURPOSE: Construct an addition for a residence
NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Dahl Properties, Parkland
Estates Civic Club, Inc.
BOARD VOTE: Motion to Approve: A. Hurtak Second: D. Pasteur
Motion Passed: 5-1
(Nay: O. Johnsen)

VII. WITHDRAWN CASES

VRB 21-37 82 Adalia Avenue
VRB 21-62 3714 W Obispo Street
VRB 21-63 3215 W Obispo Street
VRB 21-81 5005 W Leona Street
VRB 21-82 1908 S Church Avenue
VRB 21-86 15305 Amberly Drive

VIII. ADJOURNMENT 10:00PM

In accordance with the Americans with Disabilities Act (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

The VRB meets the second Tuesday of the month at 6:30pm (or as needed) to hear and decide variance requests for zoning, tree/landscape, and sign issues.

This meeting will replay on Tuesdays at 6:30pm on City of Tampa Television, Channel 15 on Frontier FIOS system and Channel 640 on Spectrum. To obtain a DVD copy of a CTTV program, call or submit your request online to: City of Tampa Office of Digital Media Production/CTTV
(813) 274-8217
[Tampagov.net/cable-communications/contact us](http://Tampagov.net/cable-communications/contact-us)
You must provide the following: board meeting, date, time, and application number. Please include contact information. You will be provided with a link to download a digital file. If a DVD is required, please indicate in the request.