



# City of Tampa

*Jane Castor, Mayor*

## Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard  
Third Floor  
Tampa, Florida 33607

**LOCATION FOR HEARING HAS BEEN CHANGED TO:**  
**TAMPA CONVENTION CENTER, 333 SOUTH FRANKLIN STREET, TAMPA, FLORIDA, 33602**  
**(MEETING ROOMS 14-17, FIRST FLOOR, CHANNEL ENTRANCE ONLY).**

***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 FOR A "PETITION FOR REVIEW" TO THE CITY OF TAMPA CITY CLERK'S OFFICE  
NO LATER THAN TEN BUSINESS DAYS AFTER THE ORAL DECISION IS MADE.***

**July 14, 2020 - 6:30 PM**

### **Agenda**

**(as of 07/14/2020)**

- I. CALL TO ORDER**
- II. SILENT ROLL CALL**
- III. APPROVAL OF MINUTES for the June 16, 2020 Public Hearing**
- IV. EX-PARTE COMMUNICATIONS & CONFLICTS OF INTEREST**
  - Legal Staff
- V. ANNOUNCEMENTS AND NEW BUSINESS:**
  - Agenda – continuance request
- VI. SWEAR-IN**



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## VII. CONTINUED CASES:

APPLICATION: **VRB20-17** ***STILL AWAITING REVISED PLAN/REQUEST/RENOTICE – called and requested to be on August 11, 2020 HEARING***

APPLICANT: Howard and A, LLC

AGENT: David Mechanik / Mechanik Nuccio Hearne & Wester, P.A.

LOCATION: 202, 204, 206 North Howard Avenue and 2303 West North A Street

REQUEST: To reduce the 34 required parking spaces to 27 parking spaces (Section 27-283.7 )

PURPOSE: To construct a 3,500-square foot building with proposed uses of office, medical and general uses.

NEIGHBORHOOD: North Hyde Park Civic Assoc., Inc., West Tampa CRA Community Advisory Committee, SOHO Business District, North Hyde Park Alliance, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Assoc., Inc.

## VIII. NEW CASES:

APPLICATION: **VRB20-10** ***STILL AWAITING PUBLIC NOTICE/SUBJECT TO CLOSE. Did not notice. Application placed on August 11, 2020.***

APPLICANT: Bay Capital Investments

AGENT: Luke Greenman

LOCATION: 4708 East Seward Street

REQUEST: To reduce the front yard setback from 25' to 16'-9", to reduce the side yard setback from 7' to 0' (Section 27-156 )

PURPOSE: To vest existing primary structure made non-conforming due to lot split approved per FDN-19-0000112.

NEIGHBORHOOD: Temple Crest Civic Assoc., Inc.

**VRB-20-21** ***REQUESTING CONTINUANCE TO BE MOVED TO AUGUST 11, 2020 HEARING***

APPLICATION:

APPLICANT: Mark and Jan Gruetzmacher

AGENT: Steve Michelini / Celeste Nutter

LOCATION: 3314 Elizabeth Court

REQUEST: To reduce the front yard along Elizabeth Court from 25' to 4', to reduce the front yard along West San Miguel Street South from 25' to 1.6'. (Section 27-156 ) Allow existing and new A/C Units to remain in front yard along San Miguel Street. ( Section 27-290.6)

PURPOSE: To remodel and build addition to existing single-family residence.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc.



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## VIII. NEW CASES (cont.):

APPLICATION: **VRB20-24**

APPLICANT: Robert and Sabrina Hund

AGENT: Mike Loomis / Landscape Fusion

LOCATION: 4306 West Beachway Drive

REQUEST: To reduce the eave to eave separation from 10' to 5' (Section 27-290 )

PURPOSE: To build new Accessory Structure/Cabana over existing pool deck.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc., Bayshore Beautiful Neighborhood Assoc. , Inc., Keep Bayshore Beautiful, Inc., 345 Bayshore Condominiums

APPLICATION: **VRB20-28**

APPLICANT: Steve & Kathy Pawelkop

AGENT: N/A

LOCATION: 3202 West Harbor View

REQUEST: To reduce the rear yard setback from 3' to 1.5', to vest portion of existing accessory structure and existing footprint of garage built in 1921. (Section 27-290 )

PURPOSE: To build new Accessory Structure/Garage over existing footprint.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc., Bayshore Beautiful Neighborhood Assoc. , Inc., Keep Bayshore Beautiful, Inc., 345 Bayshore Condominiums

APPLICATION: **VRB20-29**

APPLICANT: Boger Homes, Inc.

AGENT: David Boger/Boger Homes, Inc.

LOCATION: 9310 North Willow Avenue

REQUEST: To remove 47" Grand Tree in middle of lot. (Section 27-284 )

PURPOSE: To build new single-family residence.

NEIGHBORHOOD: Historic Forest Hills Community Assoc., Inc.

APPLICATION: **VRB20-30**

**MISNOTICED MOVED TO AUGUST 11, 2020 HEARING**

APPLICANT: James & Arlene Hatton

AGENT: James Hatton

LOCATION: 5015 South Shore Crest Circle

REQUEST: To reduce the side yard setback from 7' to 4' (Section 27-156 )

PURPOSE: To build second story storage area above existing footprint of attached porte cochere.

NEIGHBORHOOD: Beach Park Homeowners Assoc., Inc., Westshore Alliance, Bayshore Beautiful



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## VIII. NEW CASES (cont.):

APPLICATION: **VRB20-31**  
APPLICANT: Charles Lykes, Jr./ Eric Hoyer / Lykes Lane Homeowners Association  
AGENT: Eric Hoyer/ NRPS, Inc.  
LOCATION: 5421 Lykes Lane (AKA 5499 Lykes Lane)  
REQUEST: To remove 2 grand trees (Section 27-284)  
PURPOSE: To build a new 2-story single-family residence.  
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction

APPLICATION: **VRB20-45**  
APPLICANT: Kellie Llona  
AGENT: N/A  
LOCATION: 1516 West North B Street  
REQUEST: To reduce the side yard setback from 7' to 3'. (Section 27-156)  
PURPOSE: To amend previously approved VRB-19-0000084 site plan, and to build a new single-family residence not to exceed 35' in height.  
NEIGHBORHOOD: North Hyde Park Civic Assoc., Inc., North Hyde Park Alliance, West Tampa CRA CAC, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Assoc., Inc. SOHO Business Alliance

## IX. ADJOURNMENT

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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.

**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:**

- Title of program, or
- Board meeting date and time it was telecast on CTTV,
- Check made out to the City of Tampa, in the amount of \$15.00 per DVD