



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, July 12, 2022
TIME:	5:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

AGENDA

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

Welcome to the Variance Review Board (VRB). Please state your name and address and speak clearly. If you are not the agent, please observe the three-minute rule.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the application. Because of the COVID-19 health precautions, meetings will allow Board members, applicants, city staff, and interested members of the public to observe appropriate social distancing measures, which require a minimum of six (6) feet between individuals. Members of the public who do not wish to appear in person, due to COVID-19 or otherwise, may submit written comments by mail to Development Coordination, 1400 N. Boulevard, Tampa, FL 33607, or by email to vrb@tampagov.net. All written comments must be received no later than 24 hours prior to the scheduled meeting to ensure distribution to Board members and to be included in the official record of the meeting. To check the status of the public hearing regarding postponement or cancellation, please contact the VRB Administrator at (813) 274-3100 or by email at vrb@tampagov.net.

Please silence all cell phones to ensure an accurate record of the Public Hearing and for the courtesy of those attending this meeting.

- I. CALL TO ORDER**
- II. SILENT ROLL CALL**
- III. APPROVAL OF MEETING MINUTES FROM JUNE 14TH, 2022 VRB HEARING**
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION**
- V. SWEAR-IN**
- VI. CONTINUANCES AND MISSED NOTICES**
 - a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB 22-70 OWNER: Mobley Homes Custom Llc
AGENT: N/A
APPLICANT: Marc Mobley
LOCATION: 3122 W San Jose (118738.0000) RS-60
REQUEST: Request to remove a grand tree (Sec. 27-284.2.5)
PURPOSE: To construct a new single-family residence.
NEIGHBORHOOD: Palma Ceia Neighborhood Association, Inc., Palma Ceia
Neighborhood Association, Inc., Virginia Park Neighborhood
Association, Inc., Bayshore Gardens Neighborhood Association,
Inc., Palma Ceia West Neighborhood Association, Inc., Parkland
Estates Civic Club, Inc.

Applicant requested continuance to September 13, 2022

b. GENERAL VARIANCES

VRB 21-126 OWNER: Paul & Kali Rabaut
AGENT: Daniel A Perdomo
APPLICANT: Daniel A Perdomo
LOCATION: 2302 N Massachusetts Avenue (192065-0000) RM-16
REQUEST: Reduce rear yard setback from 15' to 4'-7", side yard setback from
7' to 3'-8" (Sec. 27-156) and proposed air conditioning side yard
setback from 3' to 0'.
PURPOSE: Addition to existing accessory structure.
NEIGHBORHOOD: Tampa Heights Civic Assoc. Inc., One Laurel Place, THCA Land Use
Committee, Riverside Heights Civic Association

No Notice provided - Cannot be Heard

VRB 22-30 OWNER: Kelly Diane Feldman
AGENT: Tony Napolitano
APPLICANT: Tony Napolitano
LOCATION: 3521 Regent Park (127120.0600) PD
REQUEST: Request swimming pool be located in the front yard and reduce
the corner setback from 5' to 4' (Sec. 27-156)
PURPOSE: For a swimming pool.
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Association, Inc., Keep
Bayshore Beautiful Inc., Hawthorne Pond Condominium
Association Inc., Belmar Gardens Neighborhood, 345 Bayshore
Condominium Assn., Ballast Point Neighborhood Association,
Parkland Estates Civic Club, Inc.

No Notice provided - Cannot be Heard

VRB 22-31 OWNER: Km And Am Holdings Llc
AGENT: Todd Scime
APPLICANT: Pete Alfonso
LOCATION: 1809 N 34th St (175599.0000) CI and CG
REQUEST: Reduce front yard setback from 10' to 0' (Sec. 27-156)
PURPOSE: For an overhead canopy.
NEIGHBORHOOD: East Ybor Historic & Civic Association, Inc., Old Seminole Heights Neighborhood Association, Inc.
No Notice provided - Cannot be Heard

VRB 22-41 OWNER: Theodore Hamaker And Deirdre Hamaker
AGENT: Chris Zowarka
APPLICANT: Chris Zowarka
LOCATION: 16124 Colchester Palms Dr (33976.1846) PD-A
REQUEST: Reduce side yard setback from 3' to 2.5' (Sec. 27-290)
PURPOSE: For a pool equipment pad.
NEIGHBORHOOD: None
No Notice provided - Cannot be Heard

VRB 22-71 OWNER: Evan And Kimberly Michele Rosenthal
AGENT: Shalom Halfon
APPLICANT: Shalom Halfon
LOCATION: 8351 Torrington Avenue (033582.1010) PD-A
REQUEST: Reduce rear yard setback from 20' to 13' (Sec. 27-156)
PURPOSE: Addition to an existing single-family residence
NEIGHBORHOOD: Richmond Place
Mis-noticed – Cannot be heard

VII. ITEMS TO BE REVIEWED

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB 22-57 OWNER: Sp Tampa Causeway Partners Llc
AGENT: Ricky Peterika
APPLICANT: Ricky Peterika
LOCATION: 3622 Causeway Blvd (160982-0000; 160979-0000; 160956-0000; 160956-0100; 160956-0050) IG
REQUEST: Reduce the tree retention requirement from 50% to 0% and to remove two nonhazardous grand trees. (Sec. 27-284.3.1 & Sec. 27-284.2.5)
PURPOSE: To construct new warehouses.
NEIGHBORHOOD: Palmetto Beach Community Association, Inc.

VRB 22-73 OWNER: Feeding America Tampa Bay Inc
AGENT: Rick Moss
APPLICANT: Rick Moss
LOCATION: 4000 Causeway Blvd (160962-0000; 160956-0050; 160961-0000;
160960-0000) IG
REQUEST: Reduce the minimum percentage of retained trees from 50% to
0% and to remove five nonhazardous grand trees (Sec. 27-284.3.1
& Sec. 27-284.2.5)
PURPOSE: To construct a new warehouse.
NEIGHBORHOOD: Palmetto Beach Community Association, Inc.

b. GENERAL VARIANCES

VRB 22-24 OWNER: Ysaman Marrero Gacita
AGENT: N/A
APPLICANT: Carlos Castilla
LOCATION: 4917 N Arrawana Ave (106692.0000) RS-50
REQUEST: Reduce side yard setback from 7' to 3' (Sec. 27-156)
PURPOSE: Addition to existing single-family dwelling.
NEIGHBORHOOD: None

VRB 22-46 OWNER: Francisco Garciga Cardoso Et Al
AGENT: N/A
APPLICANT: Francisco Garciga Cardoso
LOCATION: 2610 W Crest Ave (107587.0000) RS-50
REQUEST: Reduce west side yard from 7' to 6.8', the east side yard setback
from 7' to 1.7' and rear yard setback from 20' to 3.6' (Sec. 27-
156(c))
PURPOSE: For an existing solid roof porch.
NEIGHBORHOOD: Plaza Terrace Neighborhood Association
Continued from May 10, 2022 VRB hearing

VRB 22-58 OWNER: Cmr Llc
AGENT: N/A
APPLICANT: Jorge Lopez
LOCATION: 8715 N 46th St (142300.0000) RS-50
REQUEST: Reduce the south side yard setback from 7ft to 5.8ft. (Sec. 27-
156(c))
PURPOSE: For existing single-family dwelling.
NEIGHBORHOOD: Temple Crest Civic Association, Inc.
Continued from June 14, 2022 VRB hearing

VRB 22-66 OWNER: Frederick M Iii And Bethany L Niell
AGENT: N/A
APPLICANT: Frederick Niell
LOCATION: 4511 W Beachway Dr (113710.0000) RS-75
REQUEST: Reduce west side setback from 5' to 3' (Sec. 27-290.3(2))
PURPOSE: For a pool enclosure.
NEIGHBORHOOD: Culbreath Bayou Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association, Beach Park Homeowners Association, Inc.

VIII. WITHDRAWN CASES

- VRB-22-17
- VRB-22-29
- VRB-22-35
- VRB-22-37
- VRB-22-42
- VRB-22-60
- VRB-22-72

IX. ADJOURNMENT

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 5:30pm (or as needed) to hear and decide variance requests for zoning, tree/landscape, and sign issues.

This meeting will replay on Tuesdays at 5:30pm 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
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.