



**VARIANCE REVIEW BOARD  
PUBLIC HEARING**

<b>MEETING DATE:</b>	<b>Tuesday, June 14, 2022</b>
<b>TIME:</b>	<b>5:30 PM</b>
<b>LOCATION:</b>	<b>Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602</b>

**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](mailto: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](mailto: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 – 5:39 PM**

**II. SILENT ROLL CALL**

Board Members Present: Brett Feldman, Dustin Pasteur, Aaron Murphy, Oona Johnsen, Cher Powers

Staff Present:

Development Coordination – Jayne Nmadu

Transportation - Jonathon Scott

Natural Resources: Steven Eyster

Legal Department: Camaria Pettis-Mackle

PRIOR MEETING MINUTES

Motion to approve May 12, 2022 Meeting Minutes:

Board Vote: Motion to Approve: Aaron Murphy      Second: Oona Johnsen

Motion: Passed – Minutes approved

**III. CONFLICT OF INTEREST/EX PARTE COMMUNICATION**

Camaria Pettis-Mackle verifies no ex-parte communication with board members. Also verified no conflicts of interest regarding any items on the agenda

**IV. SWEAR-IN**

Staff, Leo DeBardeleben, swore in all public hearing participants, applicants, interested parties, and witnesses who will be giving testimony in the City Council Chambers.

**V. ITEMS TO BE REVIEWED**

**VRB 21-136 – Continued hearing**

**3 to 1 vote Simple majority needed to grant approval. No additional action needed.**

**Motion to Continue VRB-22-15, VRB-22-58 8715 N 46<sup>th</sup> St, and VRB-22-61 4308 W. Virginia to July 12, 2022 at 5:30- due to no translator being available to applicants**

**Motion to Continue: Oona Johnsen      Second: Aaron Murphy**

<b>VRB 22-15</b>	<b>OWNER:</b>	Eduardo Vila Moret And Doraima Pita Pita
	<b>AGENT:</b>	N/A
	<b>APPLICANT:</b>	Eduardo Vila
	<b>LOCATION:</b>	611 N Bradford Ave (168823.0000) RS-50
	<b>REQUEST:</b>	Reduce side yard setback from 7' to 4'.2" (Sec. 27-156)

PURPOSE: Existing porch addition.  
NEIGHBORHOOD: Oakford Park Neighborhood Association, Inc., Westshore Alliance, Armory Gardens Civic Assoc.

BOARD VOTE: Motion to Continue to August 9, 2022: Aaron Murphy Second: Dustin Pasteur  
Motion Passed: 5-0

**Conditions:**

**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.

BOARD VOTE: Motion to Continue: Oona Johnsen Second: Aaron Murphy  
Motion Passed: 5-0

**Conditions:**

**VRB 22-61** OWNER: Roque And Rufina Maldonado  
AGENT: Milady Guevarra  
APPLICANT: Roque Maldonado  
LOCATION: 4308 W Virginia Ave (108813.0000) RM-16  
REQUEST: Reduce front yard setback from 25' to 16'7" and side yard setback from 7' to 5' (Sec. 27-156(c))  
PURPOSE: For an existing single-family dwelling  
NEIGHBORHOOD: Drew Park Advisory Committee, Grant Park Civic Association

BOARD VOTE: Motion to Continue: Oona Johnsen Second: Aaron Murphy  
Motion Passed: 5-0

**Conditions:**



**VRB 22-51**      OWNER:                    Mark Chapman  
AGENT:                     Catherine Coyle  
APPLICANT:                Catherine Coyle  
LOCATION:                    3133 W Euclid Ave (126949.0000) RS-50  
REQUEST:                   Request to remove 34" live oak (grand tree) (Sec. 27-284.2.5)  
PURPOSE:                   Construction of a single-family residence.  
NEIGHBORHOOD:           Bayshore Beautiful Neighborhood Assoc. Inc., Keep Bayshore  
Beautiful Inc., Hawthorne Pond Condominium Assoc. Inc., Belmar  
Gardens Neighborhood, 345 Bayshore Condominium Assoc.,  
Ballast Point Neighborhood Association, Parkland Estates Civic  
Club, Inc

**BOARD VOTE:**

Motion to Approve: Dustin Pasteur                    Second: Aaron Murphy  
Motion Passed: 3-2 with Oona Johnsen, Cher Powers voting no

**Conditions:** None

**VRB 22-52**      OWNER:                    Enrique J Quevedo  
AGENT:                     Todd Pressman  
APPLICANT:                Enrique J Quevedo  
LOCATION:                    3316 W Dewey St (109704.0000) RS-50  
REQUEST:                   Front setback from 20' to 15', side setback from 7' to 3' and rear  
setback from 20' to 18'8' (Sec. 27-156(c))  
PURPOSE:                   To construct a new single-family residence.  
NEIGHBORHOOD:           MacFarlane Park Association and Neighborhood Watch, Bowman  
Heights Neighborhood Watch, Highland Pines Community Task  
Force, Inc., Amory Gardens Civic Association

**BOARD VOTE:** Motion to Deny: Oona Johnsen                    Second: Dustin Pasteur  
Motion Passed: 4-1 with Aaron Murphy opposed

**Conditions:** None

**VRB 22-53**      **OWNER:** Sergio J Re And Jamie P Morano  
**AGENT:** N/A  
**APPLICANT:** Sergio J Re  
**LOCATION:** 3416 W Fair Oaks Ave (128918.0000) RS-50  
**REQUEST:** Reduce side yard setback from 5' to 0' and rear yard setback from 5' to 0' (Sec. 27-290.3 & Sec 27-290.5)  
**PURPOSE:** For a new pool and screen enclosure.  
**NEIGHBORHOOD:** Bayshore Beautiful Neighborhood Assoc. Inc., Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Assoc. Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assoc., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to deny: Oona Johnsen                      Second: Cher Powers  
Motion denied: 2-3 with Aaron Murphy, Brett Feldman, Dustin Pasteur opposing  
Motion to Approve reduction from 5' to 3':  
Motion Passed: 3-2 with Oona Johnsen, Cher Powers opposed

**Conditions:** Never to be enclosed as air-conditioned space, pool equipment not included as part of this variance (to be addressed at permitting)

**VRB 22-55**      **OWNER:** Taralon Homes Llc  
**AGENT:** N/A  
**APPLICANT:** Scott Kirchner  
**LOCATION:** 2915 W Harbor View Ave (128365.0000) RS-60  
**REQUEST:** Reduce rear setback from 20' to 3' and side setback from 7' to 3' (Sec. 27-290(1)b)  
**PURPOSE:** To build a new detached 2-story garage  
**NEIGHBORHOOD:** Bayshore Beautiful Neighborhood Assoc. Inc., Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Assoc. Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assoc., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to Approve: Aaron Murphy    Second: Dustin Pasteur  
Motion Passed: 3-2 with Oona Johnsen and Cher Powers Opposed

**Conditions:** None

**VRB 22-56**      **OWNER:** Payne Free Development Llc  
**AGENT:** Ricky Peterika  
**APPLICANT:** Ricky Peterika

LOCATION: 321 W Hanlon St (161228.0005) SH-RS  
REQUEST: Reduce front yard setback from 19' to 10', side yard setbacks from 7' to 3', rear yard setback from 20' to 10', and remove a 39" grand tree (#2). (Sec. 27-211.2.1 & Sec. 27-284.2.5)  
PURPOSE: To construct a new single-family residence  
NEIGHBORHOOD: Old Seminole Heights Neighborhood Assoc. Inc., Neighborhood Watch, South Seminole Heights Civic Association, Inc.  
Public Comment: Melissa Taylor and Pete Randazzo 311 w hanlon oppose variance

BOARD VOTE: Motion to reopen: Passed  
Motion to Approve tree #2 removal: Dustin Pasteur Second: Aaron Murphy  
Discussion to approve reduction of setback  
Motion Passed: 3-2 With Oona Johnsen and Cher Powers opposing  
Motion to deny reduction of setback: Oona Johnsen Second: Cher Powers  
Motion passed: 4-1 with Aaron Murphy oppose

**Conditions:** None

**VRB 22-57** OWNER: Sp Tampa Causeway Partners Llc  
AGENT: Ricky Peterika  
APPLICANT: Ricky Peterika  
LOCATION: 3622 Causeway Blvd (160956.0100) SH-RS  
REQUEST: Reduce the tree retention requirement from 50% to 0%. (Sec. 27-284.3.1)  
PURPOSE: To construct a new warehouse.  
NEIGHBORHOOD: Palmetto Beach Community Association, Inc.  
**Incorrect Notice Provided - Cannot be Heard**

**VRB 22-59** OWNER: Marcos And Louise R Lopez  
AGENT: Keith Stanton  
APPLICANT: Marcos And Louise R Lopez  
LOCATION: 3124 W Waverly Park (126952.0000) RS-60  
REQUEST: Reduce the rear yard setback from 20' to 4.5' (Sec. 27-290.3.1)  
PURPOSE: For extension of existing pool deck and elevated spa.  
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Assoc. Inc., Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Assoc. Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assoc., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Dustin Pasteur Second: Oona Johnsen  
Motion Passed: 5-0

**Conditions:** Area covered by variance never to be enclosed

**VRB 22-63**    **OWNER:**                    Wisco 7 Llc  
                  **AGENT:**                        Clayton Bricklemyer  
                  **APPLICANT:**                Clayton Bricklemyer  
                  **LOCATION:**                      200 S Hoover Blvd (113283.0000) RO-1  
                  **REQUEST:**                    Reduce the tree retention requirement from 50% to 0% (Sec. 27-284.3.1)  
                  **PURPOSE:**                    For single-family attached residences  
                  **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 with conditions: Dustin Pasteur Second: Aaron Murphy  
Motion Passed: 5-0

**Conditions:** match at least same number of trees be replaced, ROW trees not included, all Natural Resources conditions to be met

**VRB 22-65**    **OWNER:**                    W State St Llc  
                  **AGENT:**                        Brett Hazelwood  
                  **APPLICANT:**                Brett Hazelwood  
                  **LOCATION:**                      3818 W State St (114441.0000) RO  
                  **REQUEST:**                    Reduce east side yard setback from 7' to 3'8" (Sec. 27-290.6)  
                  **PURPOSE:**                    For air conditioning equipment.  
                  **NEIGHBORHOOD:**        North Bon Air Neighborhood Association, Inc, Westshore Alliance\

**BOARD VOTE:** Motion to Approve: Aaron Murphy                    Second: Oona Johnsen  
Motion Passed: 5-0

**Conditions: None**

**VI. WITHDRAWN CASES**



**VII. ADJOURNMENT – 9:20 PM**

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](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARequest](http://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](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.