



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, March 7, 2022
TIME:	5:30 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.

Note: Effective January 11,2022 the VRB Hearings will be starting at 5:30pm

I. CALL TO ORDER – 5:30pm

II. SILENT ROLL CALL

Board Members Present: Bret Feldman, Amanda Lynn Hurtak,
Dustin Pasteur, Oona Johnsen, Aaron Murphy

Staff Present:

Development Coordination: Aileen Rosario, Jayne Nmadu, Jonathan Scott, Steven Eyster

Legal Department: Simone Sabino

III. PRIOR MEETING MINUTES

Approve February 9,2022 meeting minutes.

BOARD VOTE: Motion to Approve: O. Johnsen Second: A. Murphy
Motion Passed: 5-0

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

Legal Staff, Simone Sabino, 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 21-113 OWNER: Vladimir Stakemann Cruz
AGENT: N/A
APPLICANT: Vladimir Stakemann Cruz
LOCATION: 2907 W Comanche Ave (103004-0000) RS-50
REQUEST: Reduce the eave-to-eave separation from 5' to 1.8' (Sec. 27-290)
PURPOSE: For an existing accessory structure
NEIGHBORHOOD: None
BOARD VOTE: Motion to Deny: A. Murphy Second: O. Johnsen
Motion Passed: 2-3 B. Feldman, A. Hurtak, D. Pasteur
Motion to Approve: A. Hurtak Second: D. Pasteur
Motion Passed: 3-2 A. Murphy, O. Johnsen

VRB 22-19 OWNER: Eduardo & Ana G Acosta
AGENT: N/A
APPLICANT: Eduardo & Ana G Acosta
LOCATION: 2318 W Knollwood Pl (103795.0000) RS-60
REQUEST: Reduce side yard setback from 3' to 2'7" and eave to eave separation from 5' to 4.5" (Sec. 27-290)
PURPOSE: For an existing accessory structure
NEIGHBORHOOD: None
BOARD VOTE: Motion to Approve: D. Pasteur Second: A. Hurtak
Motion Passed: 4-1 O. Johnsen

VRB 22-14 OWNER: Dritt Construction LLC
AGENT: Chris Beckwith
APPLICANT: Lori Duvall
LOCATION: 1806 E Caracas St (157055-0005) RS-60
REQUEST: Remove two grand oak trees 35" & 43" (Sec 27-284)
PURPOSE: Construct new single-family residence
NEIGHBORHOOD: East Arbor Heights Neighborhood Association
BOARD VOTE: Motion to Approve: D. Pasteur Second: A. Hurtak
Motion Passed: 5-0
Condition: Approved to remove the 43" tree only to the north of site plan#2

VRB 22-33 OWNER: Isaac R And Olivia G Ruiz Carus
AGENT: Ben Robinson
APPLICANT: Ben Robinson
LOCATION: 3102 W Oaklyn Ave. (118502-0000) RS-75
REQUEST: Remove a Grand Tree (Sec. 27-284)

PURPOSE: Construct a new garage structure
NEIGHBORHOOD: Parkland Estates Civic Club, soho Business Alliance,
Palma Ceia West Neighborhood Assoc., Inc.,
Tampa Heights Civic Assoc., Historic Hyde Park
Neighborhood Assoc., Inc.
BOARD VOTE: Motion to Approve: A. Murphy Second: D. Pasteur
Motion Passed: 3-2 O. Johnsen, A. Hurtak

VRB 21-126 OWNER: Paul & Kali Rabaut
AGENT: Daniel A Perdomo
APPLICANT: Daniel A Perdomo
LOCATION: 2302 N Massachusetts Ave (192065-0000)
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'. (Sec. 27-156)
PURPOSE: Addition to existing accessory structure
NEIGHBORHOOD: Tampa Heights Civic Assoc. Inc., One Laurel Place,
THCA Land Use Committee, Riverside Heights Civic Assoc.

BOARD VOTE: Motion to Approve: Second:
Motion Passed: 5-0

Incorrect notice provided – Cannot being heard

VRB 22-12 OWNER: Stress Free Construction, LLC.
AGENT: Stephen Michelini
APPLICANT: Stephen Michelini
LOCATION: 4939 W Melrose Ave N (121124.0000) RS-100
REQUEST: Reduce front yard setback from 25' to 5.5', rear yard
setback from 20' to 12.5' from 10' to 5.5' (Sec. 27-156)
PURPOSE: Construct a new single-family residence
NEIGHBORHOOD: None

BOARD VOTE: Motion to Approve: A. Hurtak Second: A. Murphy
Motion Passed: 5-0

VRB 22-17 OWNER: Segal & Schuh Law Group PI Trustee
AGENT: Michael J Nolan
APPLICANT: Sohil Merchant
LOCATION: 6430 N 43rd St (152614.0000) RS-50
REQUEST: Removal of 8 grand trees (Sec. 27-284)
PURPOSE: Combine the main structure and existing accessory structure
NEIGHBORHOOD: Northeast Community Crimewatch & Civic Association

BOARD VOTE: Motion to Approve: Second:
Motion Passed: 5-0

Incorrect notice provided – Cannot being heard

- VRB 22-22** OWNER: Jerry W Peebles/trustee
AGENT: Keith Stanton
APPLICANT: Keith Stanton
LOCATION: 3601 S Waverly Circle (126983.0000) RS-60
REQUEST: Reduce the front yard setback from 25' to 11' and
 rear yard setback from 20' to 6.5' (Sec.27-156)
PURPOSE: Construct a 2-story residence
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Assoc., Keep Bayshore Beautiful
 Inc., 345 Bayshore Condominium Assn., Ballast Point
 Neighborhood Assn., Parkland Estates Civic Club, Inc.
- BOARD VOTE: Motion to Approve: D. Pasteur Second: A. Hurtak
Motion Passed: 5-0
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- VRB 22-23** OWNER: Schminkman Inc
AGENT: Ed Dickinson /
APPLICANT: Schminkman Inc
LOCATION: 5119 W Ingraham St (138637.0000) IG
REQUEST: Reduce the front yard setback from 10' to 2.2' (Sec.27-156)
PURPOSE: Maintain existing setbacks and enclose the existing porch
NEIGHBORHOOD: Port Tampa City Inc. Civic Assoc., Southtown Park HOA
- BOARD VOTE: Motion to Approve: O. Johnsen Second: A. Murphy
Motion Passed: 5-0
Conditions: Front yard setback is for lots 9 & 10 only
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- VRB 22-26** OWNER: Christopher F and Julie Swigon
AGENT: Edward H Diaz
APPLICANT: Christopher F and Julie Swigon
LOCATION: 501 N Mantanzas Ave (168656.0000) RS-50
REQUEST: Reduce corner yard setback for air conditioning
 equipment from 11' to 8' (Sec.27-290.6)
PURPOSE: Keep air conditioning equipment in the current location
NEIGHBORHOOD: Oakford Park Neighborhood Assoc., Westshore Alliance, Armory
 Gardens Civic Assoc.,
- BOARD VOTE: Motion to Approve: D. Pasteur Second: O. Johnsen
Motion Passed: 5-0
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- VRB 22-27** OWNER: Christopher & Stephanie Kern
AGENT: Nettie Allen
APPLICANT: Christopher & Stephanie Kern

LOCATION: 3224 W Harbor View Ave (127565.0000) RS-60
REQUEST: Reduce side yard setback from 5' to 2' (Sec. 27-290)
PURPOSE: Construct a pool enclosure
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Assoc., Keep Bayshore Beautiful Inc., 345 Bayshore Condominium Assn., Ballast Point Neighborhood Assn., Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: A. Hurtak Second: D. Pasteur
Motion Passed: 4-1 O. Johnsen

VRB 22-28 OWNER: David F & Cori A Tadrus
AGENT: Shalom Halfon
APPLICANT: David F & Cori A Tadrus
LOCATION: 1611 S Arrawana Ave (118583.0000) RS-50
REQUEST: Reduce the west side setback from 7' to 4.1' (Sec.27-156)
PURPOSE: Construct an addition to an existing single-family residence
NEIGHBORHOOD: Palma Ceia Neighborhood Assn., Bayshore Gardens Neighborhood Assn., Palma Ceia West Neighborhood Assn, Parkland Estates Civic Club

Continued from February VRB hearing

BOARD VOTE: Motion to Approve: A. Murphy Second: D. Pasteur
Motion Passed: 5-0

VRB 22-39 OWNER: Westshore Mob, LLC.
AGENT: David Mechanik
APPLICANT: Westshore Mob, LLC.
LOCATION: 5016 W Cypress St (112726.0000) M-AP-1 & M-AP-3
REQUEST: Reduce required parking from 382 spaces to 325 spaces (Sec.27-283)
PURPOSE: For an existing medical office building
NEIGHBORHOOD: None

BOARD VOTE: Motion to Approve: A. Hurtak Second: O. Johnsen
Motion Passed: 4-0
Recused: D. Pasteur

VII. WITHDRAWN CASES

VIII. ADJOURNMENT 8:20 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, 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](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.