



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, February 14, 2023
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.

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 5:30pm

II. SILENT ROLL CALL

Board Members Present: Oona Johnsen, Sam Decker, Brett Feldman Ana Wallrapp, Aaron Murphy.

Staff Present:

Development Coordination: Jayne Nmadu

Development Clerk: Mary Tavarez

Legal Staff: Susan Johnson Velez

Natural Resources: Steven Eyster

III. APPROVAL OF MEETING MINUTES FROM January 10TH, 2023 VRB HEARING

Motion to approve January 10th, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Oona Johnson Second: Aaron Murphy
Motion Passed: 4-0

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

Legal Staff, Susan Johnson Velez, confirmed with Board Members that there were no conflicts. Also, confirmed no ex-parte communication regarding any of the items on the agenda. SWEAR-IN.

VRB 23-07- Sam Decker -Conflict of interest – company she works for represents the applicant.

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

V. CONTINUANCES AND MISSED NOTICES

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

b. GENERAL VARIANCES

VRB 22-109	OWNER:	Joseph Scott And Hillary Bunnell Forst
	AGENT:	Dennis C Lang
	APPLICANT:	Dennis C Lang
	LOCATION:	2431 W Watrous Avenue (118471.0000) RS-60
	REQUEST:	Request to reduce the eave to eave separation between the principal structure and accessory structure from 5' to 0'. (Sec 27-290(1)a.3)
	PURPOSE:	For an addition to the single-family residence.
	NEIGHBORHOOD:	New Suburb Beautiful Civic Association, Inc., SOHO Business Alliance, Ameryllis Garden Circle, Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

Mis-noticed - Cannot be Heard

VRB 23-04	OWNER:	Rodrigo Alonso Brandon And Alison Le Cason
	AGENT:	Joe Ijjas
	APPLICANT:	Rodrigo Alonso Brandon And Alison Le Cason
	LOCATION:	7102 S Shamrock Road (138734.0100) RS-50
	REQUEST:	Reduce the rear yard setback to be reduced from 20' to 5' and vehicular entrance setback from 10' to 7' (Sec. 27-156(c))
	PURPOSE:	For a detached garage.

NEIGHBORHOOD: Port Tampa City, Inc. Civic Association, Southtown Park HOA
Motion needs to be amended.

Restate Motion: Reduce the rear yard setback to be from 20' to 6' and reduction vehicular entrance setback from 10' to 7'

BOARD VOTE: Motion Granted: Sam Decker Second: Oona Johnsten
Motion: 5-0

VRB 23-05 OWNER: West Florida Mht Llc
AGENT: N/A
APPLICANT: Christopher J Dumont
LOCATION: 2901 W Swann Avenue (116481.0000) CG, OP
REQUEST: Request to increase the allowed number of free-standing signs along W. Swann Ave and W. De Leon St from 4 to 8, increase the height of a freestanding sign from 10' to 11'. (Sec. 27-289(b)5)
PURPOSE: For free-standing signs.
NEIGHBORHOOD: Palma Ceia Pines, SOHO Business Alliance, Bowman Heights, Palma Ceia West Neighborhood Association, Inc., Tampa Heights Civic Association, Inc., Historic Hyde Park Neighborhood Association, Inc., Armory Gardens Civic Association, Parkland Estates Civic Club, Inc.

Mis-noticed - Cannot be Heard

VRB 23-06 OWNER: Mileivis Alvarez Perez Et Al
AGENT: Evelyn De Jesus Rodriguez
APPLICANT: Jose De Jesus Gonzalez
LOCATION: 3302 W Ellicott Street (106837.0000) RS-60
REQUEST: Reduce the side yard setback from 7' to 0.8' and the rear yard setback from 20' 6.2'
PURPOSE: For existing addition to a single-family residence.
NEIGHBORHOOD: Plaza Terrace Neighborhood Association

Mis-noticed - Cannot be Heard

VRB 23-13 OWNER: Scott And Mariela Shear
AGENT: N/A
APPLICANT: Stephen Michelini
LOCATION: 4941 W Melrose Avenue N (121125.0000) RS-75
REQUEST: Reduce the rear yard setback from 20' to 8'. (Sec. 27-156(c))
PURPOSE: Construct new single-family residence.
NEIGHBORHOOD: None

No notice provided - Cannot be Heard

VI. ITEMS TO BE REVIEWED

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB 23-07 OWNER: Jvjo Holdings Llc
AGENT: N/A
APPLICANT: Jeremy Vanderloop
LOCATION: 4202 & 4204 N 15th St (172396.0000 & 172395.0000) SH-RS
REQUEST: Remove 3 grand trees. (Sec. 27-284.2.5)
PURPOSE: To construct new single-family residences.
NEIGHBORHOOD: Southeast Seminole Heights Civic Association, Inc., VM Ybor
Neighborhood Association & Crimewatch, Hampton Terrace
Neighborhood Association, Business Guild of Seminole Heights,
Seminole Heights East Neighborhood Association, Ybor Heights
Neighborhood Association and Watch Group, East Arbor Heights
Neighborhood Association

BOARD VOTE: Motion Granted: Aaron Murphy Second: Ana Wallrapp
Motion: 4-0

b. GENERAL VARIANCES

VRB 22-102 OWNER: Roman And Acela X Rodriguez
AGENT: RDG Design & Builders
APPLICANT: Maidiel Castillo
LOCATION: 3701 W Oklahoma Avenue (132991.0000) RS-50
REQUEST: Reduce the rear yard setback from 20' to 14.58' for the principal
structure and side yard setback from 3' to 2.8' for an accessory
structure. (Sec. 27-156(c) & Sec. 27-290)
PURPOSE: For an existing single-family residence and accessory structure.
NEIGHBORHOOD: Interbay - South of Gandy Civic Association, Southtown Park HOA,
Belmar Gardens Neighborhood, Ballast Point Neighborhood
Association

Cannot be heard- No translator. Moved to March 14th, 2023

BOARD VOTE: Motion Granted: Aaron Murphy Second: Ana Wallrapp
Motion: 5-0

VRB 23-01 OWNER: Lazaro Miguel Monduy Hernandez
AGENT: N/A
APPLICANT: Mariela Acosta
LOCATION: 8413 N Ola Avenue (100120.0000) RS-50

REQUEST: Reduce the rear yard setback from 20' to 4'1", the north side yard setback from 7' to 6' and reduce the eave-to-eave separation from 5' to 2' for an existing carport. (Sec. 27-156(c) & Sec. 27-290)
PURPOSE: For an existing addition to a single-family and carport.
NEIGHBORHOOD: None

BOARD VOTE: Motion Granted: Sam Decker Second: Aaron Murphy
Motion: 3-2

Conditioned: Agreed to never enclosed outdoor kitchen.

VRB 23-10 OWNER: David J And Irma Kramer/life Estate
AGENT: N/A
APPLICANT: David J And Irma Kramer/life Estate
LOCATION: 8535 Sandpiper Ridge Avenue (32900.6968) PD-A
REQUEST: Reduce the rear yard setback from 9'2" to 3.2' (Sec 27.138(7)i)
PURPOSE: For a screened porch.
NEIGHBORHOOD: None

BOARD VOTE: Motion Granted: Oona Johnsen Second: Ana Wallrapp
Motion: 5-0

Conditioned: Agreed to never enclosed screen porch for air-conditioned space.

VRB 23-12 OWNER: Michael J Loomis Et Al
AGENT: N/A
APPLICANT: Mike Loomis
LOCATION: 3613 W Palmira Avenue (123164.0000) RS-100
REQUEST: Reduce the rear yard setback from 20' to 10' and east side yard setback from 7' to 5.5'. (Sec. 27-156(c))
PURPOSE: For an addition to a single-family residence.
NEIGHBORHOOD: None

BOARD VOTE: Motion Granted: Sam Decker Second: Aaron Murphy
Motion: 4-1

VII. WITHDRAWN CASES

VRB-23-15 4911 N 42nd Street

VRB-23-11 2415 N Riverside Drive

VRB-23-08 3002 E 24th Avenue

VIII. ADJOURNMENT 6:50pm

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.