



**VARIANCE REVIEW BOARD  
PUBLIC HEARING**

<b>MEETING DATE:</b>	<b>Tuesday, July 11, 2023</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**
- II. SILENT ROLL CALL**
- III. APPROVAL OF MEETING MINUTES FROM JUNE 13<sup>TH</sup>, 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 23-36** OWNER: Melinda Pletcher  
AGENT: N/A  
APPLICANT: Stephen Michelini  
LOCATION: 2912 W San Rafael Street (125726.0000) RS-50  
REQUEST: Request to remove two grand trees. (Sec. 27-284.2.5)  
PURPOSE: For the construction of a single-family residence.  
NEIGHBORHOOD: 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.

**No notice provided – Cannot be heard**

b. GENERAL VARIANCES

**VRB 23-21** OWNER: Gisela Ramirez And Elide Tamayo  
AGENT: N/A  
APPLICANT: Gisela Ramirez And Elide Tamayo  
LOCATION: 816 W 114<sup>th</sup> Avenue (95382.0000) RS-50  
REQUEST: Reduce the rear yard setback from 20' to 2.8'. (Sec. 27-156(c))  
PURPOSE: For addition to a single-family dwelling.  
NEIGHBORHOOD: Forest Hills Neighborhood Association, Inc.

**Mis-noticed – Cannot be heard**

**VRB 23-27** OWNER: Jennifer C Treece  
AGENT: N/A  
APPLICANT: Timothy Jones  
LOCATION: 3206 W Hawthorne Rd (128612.0100) RS-60  
REQUEST: Reduce the front yard setback from 25' to 10'. (Sec. 27-156(c))  
PURPOSE: For addition to the garage of a single-family residence.  
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Association, Inc., Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Parkland Estates Civic Club, Inc.

**Mis-noticed – Cannot be heard**

**VRB 23-16** OWNER: David N Beede Jr  
AGENT: N/A  
APPLICANT: David Beede  
LOCATION: 4832 W Bay Villa Avenue (130147.0000) RS-60  
REQUEST: Park a boat that exceed the length limit by 7' in the front yard. (Sec 27-283.11(5)a.5)  
PURPOSE: For a boat.

NEIGHBORHOOD: Bayside West Neighborhood Association, Inc., Ballast Point Neighborhood Association, Virginia Park Neighborhood Association, Inc., Belmar Gardens Neighborhood, Beach Park Homeowners Association, Inc., Bel Mar Shores Civic Association, Inc.

**Continued from May 9<sup>th</sup> VRB**

**VRB 23-25** OWNER: Brodsky Milana Properties  
AGENT: N/A  
APPLICANT: John Lum  
LOCATION: 3010 S Esperanza Ave (126278.0000) RM-16  
REQUEST: Decrease the front yard setback from 25' to 8 'and the rear yard setback from 15' to 3 '. (Sec. 27-156(c))  
PURPOSE: For construction of a single-family semidetached home.  
NEIGHBORHOOD: 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.

**Continued from June 11<sup>th</sup> VRB**

**VII. ITEMS TO BE REVIEWED**

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

**VRB 23-39** OWNER: Cjr Investments Corp  
AGENT: N/A  
APPLICANT: Cjr Investments Corp  
LOCATION: 8030 N Newport Avenue (101132.0000) RS-50  
REQUEST: Request to remove a grand tree. (Sec. 27-284.2.5)  
PURPOSE: Construct a new single-family residence,  
NEIGHBORHOOD: None

**VRB 23-40** OWNER: Mc Donalds Corporation  
AGENT: Mark Brenchley  
APPLICANT: Mc Donalds Corporation  
LOCATION: 4818 S Manhattan Avenue (129181.0000) CI  
REQUEST: Reduce to allow wall sign on a lot without building frontage along Gandy Blvd (Sec. 27-289.3(b)6.a.1 & Sec. 27-289.3(b)6.b)  
PURPOSE: For a wall sign.  
NEIGHBORHOOD: FairOaks/Manhattan Manor Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Bayside West Neighborhood

Association, Inc., Gandy Civic Association, Beach Park Homeowners Association, Inc.

**VRB 23-46** OWNER: Yuengling Brewing Company Of Tampa Inc  
AGENT: Matthew Femal  
APPLICANT: Yuengling Brewing Company Of Tampa Inc  
LOCATION: 11111 N 30<sup>th</sup> Street (141179.0000) PD  
REQUEST: Request to have fence signage.  
PURPOSE: For fence along 30<sup>th</sup> Street  
NEIGHBORHOOD: Terrace Park Civic Association, Inc., 345 Bayshore Condominium Assn.

b. GENERAL VARIANCES

**VRB 23-43** OWNER: Rodolfo Avalos  
AGENT: N/A  
APPLICANT: Rodolfo Avalos  
LOCATION: 2606 W Powhatan Avenue (103225.5000) RS-50  
REQUEST: Reduce side yard setback from 3' to 0.8' (Sec. 27-290 (1) a)  
PURPOSE: For an accessory structure.  
NEIGHBORHOOD: None

**VRB 23-47** OWNER: Robert J And Calla W Flavin  
AGENT: Calla Flavin  
APPLICANT: Robert J And Calla W Flavin  
LOCATION: 118 Biscayne Avenue (195275.0050) RS-60  
REQUEST: Reduce the rear yard setback and west side yard setback from 5' to 2' and the east side yard setback from 5' to 3'. (Sec. 27-156(c))  
PURPOSE: For a screen pool enclosure.  
NEIGHBORHOOD: Davis Islands Civic Association, Inc.

**VRB 23-48** OWNER: 13921 Lynmar Llc  
AGENT: Eileen Danner  
APPLICANT: Eileen Danner  
LOCATION: 827 W Amelia Avenue (183479.0000) RS-60  
REQUEST: Reduce the west side setback from 7' to 3.5'. (Sec. 27-156(c))  
PURPOSE: For renovation and additions to an existing single-family residence.  
NEIGHBORHOOD: Ridgewood Park Crime Prevention & Civic Association, Inc., Bowman Heights, Old Seminole Heights Neighborhood Association, Inc., Riverside Heights Civic Association

**VIII. WITHDRAWN CASES**

**VRB-23-22 3322 Sierra Cir**

**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](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.