



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, May 9, 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: Ana Wallrapp, Aaron Murphy, Bret Feldman, Sam Decker, Todd Fultz, Cher Powers, Oona Johnsen

Staff Present:

Development Coordination: Jayne Nmadu

Development Clerk: Mary Tavarez

Legal Staff: Susan Johnson Velez

Transportation: Jonathan Scott

III. APPROVAL OF MEETING MINUTES FROM February 14TH, 2022 VRB HEARING

Motion to approve April 11th, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Ana Wallrapp Second: Cher Powers
Motion Passed: 7-0

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

V. SWEAR-IN

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

VI. CONTINUANCES AND MISSED NOTICES

Development Coordination – Jayne Nmadu requested VRB-23-16 4832 W Bay Villa Ave to be continued to July 11th, 2023.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Cher Powers
Motion Passed: 6-1

Development Coordination – Jayne Nmadu requested VRB 23-25 3010 S Esperanza Ave to be continued to June 13th, 2023.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Cher Powers
Motion Passed 7-0

- a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES
- b. GENERAL VARIANCES

VRB 23-24	OWNER:	4914 South Macdill Llc
	AGENT:	T Truett Gardner
	APPLICANT:	4914 South Macdill Llc
	LOCATION:	4914 S MacDill Avenue (134293.0000) CG
	REQUEST:	Reduce on-site parking from 74 spaces to 33 spaces.
	PURPOSE:	For a restaurant.
	NEIGHBORHOOD:	Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Interbay - South of Gandy Civic Association

Mis-noticed – Cannot be heard

c. GENERAL VARIANCES

VRB 23-22 OWNER: Darrell C And Kelly M Smith
AGENT: David B Singer
APPLICANT: David B Singer
LOCATION: 3322 Sierra Cir (122717.0000) RS-75
REQUEST: Reduce the front yard setback from 25' to 0'.
PURPOSE: For a pool.
NEIGHBORHOOD: Belmar Gardens Neighborhood Association, Southtown Park HOA,
Virginia Park Neighborhood Association, Inc., Bel Mar Shores Civic
Association, Inc.

Mis-noticed – Cannot be heard

VII. ITEMS TO BE REVIEWED

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB 23-17 OWNER: Renee R And Sarah Rivas
AGENT: Ricky Peterika
APPLICANT: Ricky Peterika
LOCATION: 2315 S Thixton Ct (120071.0000) RS-75
REQUEST: Remove a grand tree and reduce the front yard setback from 25'
to 15' (Sec. 27-284.2.5 & (Sec. 27-156(c))
PURPOSE: Construct a single-family residence
NEIGHBORHOOD: Virginia Park Neighborhood Association, Inc., San Rafael Place,
Virginia Park Neighborhood Association, Inc., Belmar Gardens
Neighborhood, Palma Ceia Neighborhood Association, Inc.,
Bayside West Neighborhood Association, Inc., Palma Ceia West
Neighborhood Association, Inc., Culbreath Heights Civic
Association

BOARD VOTE: Motion to Approve: Bret Feldman Second: Aaron Murphy
Motion Passed: 5-2

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

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Ana Wallrapp
Motion Passed: 7-0

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.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Aaron Murphy
Motion Passed 7-0

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. DeLeon Street from 4 to 8. Increase the height of free-standing sign from 10-feet to 11-feet. (Sec. 27-289.3(b)5)
PURPOSE: Free-standing signs for a hospital.
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.

BOARD VOTE: Motion to Approve: Todd Fultz Second: Bret Feldman
Request to increase the allowed number of free-standing signs along W. Swann Ave and W. DeLeon Street from 4 to 8.
Motion Passed: 5-2

BOARD VOTE: Motion to Deny: Todd Fultz Second: Bret Feldman
Increase the height of free-standing sign from 10-feet to 11-feet.
Motion 5-2

VRB 23-14 OWNER: Abner And Miriam Vazquez
AGENT: N/A
APPLICANT: Abner And Miriam Vazquez
LOCATION: 4420 Ohio Avenue (131787.0000) RS-60
REQUEST: Reduce the front yard setback from 60' to 14'-2" and the eave-to-eave separation from 5' to 2'.
PURPOSE: For a detached carport.
NEIGHBORHOOD: Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

BOARD VOTE: Motion to Approve: Oona Johnsen Second: Cher Powers
Motion Passed: 7-0
Conditioned: To never be enclosed

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 to July 11th, 2023.

VRB 23-18 OWNER: Stephen B li And Janice F Straske
AGENT: Stephen Smith
APPLICANT: Stephen B li And Janice F Straske
LOCATION: 1909 S Brookline Street (118313.0000) RS-100
REQUEST: Reduce eave-to-eave separation between principal structure and accessory structure from 10' to 6'. (Sec 27-290(1)a.3)
PURPOSE: For addition of a covered porch.
NEIGHBORHOOD: Golfview Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 6-1
Conditioned: Outdoor patio to never be enclosed to air condition space.

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.

Case Continued to VRB June 13th 2023

VRB 23-31 OWNER: Gman Enterprises Llc
AGENT: Jerel Mccants
APPLICANT: Gman Enterprises Llc
LOCATION: 7614 Lakeshore Dr (148280.0000) RS-60
REQUEST: Reduce the front yard setback from 25' to 7'.(Sec. 27-156(c))
PURPOSE: For a new single-family residence.
NEIGHBORHOOD: Temple Crest Civic Association, Inc.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Ana Wallrapp
Motion Passed: 7-0

VIII. WITHDRAWN CASES

VRB 23-29 1006 E River Cove St

VRB 23-35 227 W North St

VRB 23-37 3602 N Highland Ave

VRB 23-38 5007 W San Jose St

IX. ADJOURNMENT 8:52pm

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.