



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE/TIME: Tuesday, November 14, 2023, at 5:30 PM
LOCATION: Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor,
Tampa, FL 33602

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 all matters pertinent to the application. Members of the public who do not wish to appear in person, 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****

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM OCTOBER 10TH, 2023 VRB HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. REQUESTED CONTINUANCE to February 13, 2024

VRB 23-70

Owner:	CLP 16 Davis LLC
Applicant:	Stephen Michelini / Ben Dacheballi
Location:	16 Davis Boulevard

Folio: 194819.0000
 Zoning: Residential Multi-Family RM-24
 Request: To reduce east side front yard setback from 45 feet to one-foot, to reduce the west side front yard setback from 45 feet to one-foot; to reduce the southwest side yard setback from 27 feet to one-foot; and to reduce the south side yard setback from 27 feet to one-foot, per LDC Section [Sec. 27-156\(c\)](#), *Table 4-2, Schedule of Area Height, Bulk & Placement Regulations*. RM-24 district setbacks are: 25 feet front, 20 feet rear, and 7 feet side(s).

Neighborhood Association: Davis Islands Civic Association, Inc., & Historic Ybor Neighborhood Civic Association, Inc

VII. ITEMS TO BE REVIEWED

1. VRB 23-61

Owner: Yoiset Denis Farinas
 Applicant: Miguel Ramirez
 Location: 1510 West River Lane
 Folio: 106324.0000
 Zoning: Residential Single-Family RS-60
 Request: An after-the-fact request to reduce the required eave-to-eave separation from ten feet to a zero-foot separation for the continued placement of a storage shed, with the allowed encroachment of the eaves and gutters, per LDC Section Sec. 27-290(1)(a)(3), *Accessory structures*. Within the RS-60 zoning district, the minimum separation between the accessory and principal structure shall be five (5) feet.

Neighborhood Association: Wellswood Civic Association, Inc., Tampa Overlook Neighborhood Association, & Old Seminole Heights Neighborhood Association

2. VRB 23-62

Owner: Ronald Wuotila and Helen Wesley
 Applicant: Helen Wesley
 Address: 3304 West San Jose Street
 Folio: 118884.0000
 Zoning: Residential Single-Family RS-60
 Request: To decrease the front yard setback from 25 feet to 20 feet and the side yard setback from seven feet to four feet for the construction of an addition to a single-family detached dwelling, with the allowed encroachment of the eaves and gutters, per LDC Section [Sec. 27-156\(c\)](#), *Table 4-2, Schedule of Area Height, Bulk & Placement Regulations*. RS-60 district setbacks are: 25 feet front, 20 feet rear, and seven feet side(s).

Neighborhood
Association:

Bayshore Gardens Neighborhood Association, Inc., Palma Ceia
Neighborhood Association, Inc., Palma Ceia West Neighborhood
Association, Inc., Parkland Estates Civic Club, Inc., & Virginia Park
Neighborhood Association, Inc.

3. VRB 23-64

Owner: Juan Pablo Anaya Muedano and Erin Feather
Applicant: Hill Ward Henderson, P.A.
Address: 3511 West McElroy Avenue
Folio: 132793.0000
Zoning: Residential Single-Family RS-60

Request: To decrease the side yard setback from seven feet to four feet for a
preexisting addition to a single-family detached dwelling, with the
allowed encroachment of the eaves and gutters, per LDC Section [Sec. 27-
156\(c\)](#), Table 4-2, Schedule of Area Height, Bulk & Placement Regulations.
RS-60 district setbacks are: 25 feet front, 20 feet rear, and seven feet
side(s).

Neighborhood
Association:

Interbay-South of Gandy Civic Association, Southtown Park HOA, Belmar
Gardens Neighborhood, & Ballast Point Neighborhood Association

4. VRB 23-66

Owner: Charos's Property LLC
Applicant: Worldwide Auto Systems- Ana Diaz-Duenas
Agent: Kevin Skelly
Location: 701 West Hillsborough Avenue
Folio: 104844.0000
Zoning: Commercial-General (CG)

Request: To increase allowable sign square-footage from 62.5 square feet to 151.1
square feet; to allow two additional building signs and one that does not
face the public right-of-way; and to allow 100 percent of window sign
covering when 25 percent is allowed, per LDC Sections; *Sec. 27-289.3(b)6.
a. 1* One (1) building sign shall be permitted for each single-occupancy
parcel having street frontage. Corner parcels or double-frontage parcels
shall be allowed one (1) sign per street frontage; *Sec. 27-289.3(b)6.b.1*
The maximum allowable sign surface area for each building sign shall be
one and one-quarter (1¼) square feet per linear foot of building frontage
abutting public street; and *Sec. 27-289.3 (a) (5) b.(6)* Window signs which
comprise, in aggregate, twenty-five (25) percent of the total window area or
less.

Neighborhood

Association: Wellswood Civic Association, Inc., Tampa Overlook Neighborhood Association, Inc., Old Seminole Heights Neighborhood Association, Inc., & Riverbend Civic Association

5. VRB 23-73

Owner/Applicant: John and Abigail Reynolds
Location: 4008 West Santiago Street
Folio: 124077.0000
Zoning: Residential single-family (RS-60)
Request: To reduce the rear yard setback from 20 feet to eight feet for the construction of an addition (screened room) to the primary structure, per LDC Section [Sec. 27-156\(c\)](#), *Table 4-2, Schedule of Area Height, Bulk & Placement Regulations*. RS-60 district setbacks are: 25 feet front, 20 feet rear, and seven feet side(s).

Neighborhood Association: Virginia Park Neighborhood Association, Inc., Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., & Bayside West Neighborhood Association, Inc.

VIII. 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, 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
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.