



**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

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. Members of the public who do not wish to appear in person, may submit written comments by mail to Development Coordination, 2555 E Hanna Ave, Tampa, FL 33610, 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 5:37PM

II. SILENT ROLL CALL

Board Members Present: Bret Feldman, Sam Decker, Todd Fultz, Ana Wallrapp, Cher Powers
Staff Present:
Development Coordination: Laura Marley, Lisa Middleton
Development Clerk: Mary Tavaréz
Legal Staff: Susan Johnson-Velez

III. APPROVAL OF MEETING MINUTES

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

BOARD VOTE: Motion to Approve: Ana Wallrapp Second: Todd Fultz
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.

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. REQUESTED CONTINUANCE to February 13, 2024

VII. CONTINUANCES AND MISSED NOTICES

VRB 23-70

Owner:	CLP 16 Davis LLC
Applicant:	Stephen Michelini / Ben Dachepalli
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

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-0
Continued to February 13, 2024, at 5:30pm

VIII. 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

BOARD VOTE: Motion to Approve: Todd Fultz Second: Bret Feldman
Motion Passed: 3-2

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.

BOARD VOTE: Motion to Approve: Ana Wallrapp Second: Todd Fultz
Motion: 5-0

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 3.68' 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

BOARD VOTE: Motion to Approved: Brett Feldman Second: Ana Wallrapp
Motion Passed: 5-0

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

BOARD VOTE: Motion to Approve Increase Signage, allow additional signage and one that does not face the public right-of-way: Bret Feldman Second: Cher Powers
Motion Passed:5-0

Motion for Window Covering be Denied: Bret Feldman Second: Ana Wallrapp
Motion: 5-0

5. VRB 23-73

Owner: John and Abigail Reynolds

Location: **4008 West Santiago Street**
Folio: 124077.0000
Zoning: Residential single-family (RS-50)
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: Golfview Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., Virginia Park Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc. & Swann Estates Neighborhood Association, Inc

BOARD VOTE: Motion to Approve: Cher Powers Second: Todd Fultz
Motion: 5-0
Condition: For area not to be enclosed for air condition space.

VIII. ADJOURNMENT: 6:52pm

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/ADARquest.

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.