



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, June 10, 2025, 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, 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****

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM MAY 13, 2025, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

1. VRB-25-36

Owner/Applicant: Marco Notarianni / Chris Akins
Location: 2715 Ridgewood Ave
Folio: 181887.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduction of rear yard setback from 20' to 10'
Code Section: 27-156
Neighborhood Association: Riverside Heights Civic Association, Bowman Heights, Old Seminole Heights Neighborhood Association Inc.

2. VRB-25-39

Owner/Applicant: Aslety Corchero and Briceida Leon
Location: 3006 W Rio Vista Ave
Folio: 103354.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduction of rear yard setback from 20' to 8'
Code Section: 27-156
Neighborhood Association: NA

3. VRB-25-41

Owner/Applicant: Whlr Tampa Festival LLC / Quanisha Jenkins
Location: 2525 E Hillsborough Ave
Folio: 157007.0128
Zoning: Commercial Intensive (CI)
Request: Increase size of wall sign from 25 SQF. to 162.5 SQF
Code Section: 27-240(2)f
Neighborhood Association: East Tampa 1, Tampa Overlook Neighborhood Association

4. VRB-25-42

Owner/Applicant: Hillsborough County / Addie Mentry
Location: 801 Water St
Folio: 193919.0001
Zoning: Central Business District (CBD-2)
Request: 1. Requesting an increase of 207.76 square feet of allowable EMC wall signage on the West Elevation.
2. Requesting an increase of 232.77 square feet allowable EMC wall signage on the Northeast Elevation.
Code Section: 27-289.4
Neighborhood Association: Tampa Downtown Partnership, Inc., The Slade at Channelside Condo, Inc., The Residences of Franklin Street Condominium Association, Inc., Residents of Franklin Street, One Laurel Place, Hyde Park Spanishtown Creek Civic Association, Bowman Heights, Palmetto Beach Community Association, Inc.

5. VRB-25-44 (withdraw)

Owner/Applicant: Baty Ventures LLC / Amber Towe
Location: 5102 W Platt St
Folio: 113358.0000
Zoning: Residential Single-Family (RS-75)
Request: 1. Reduce the rear yard setback from 12' to 5'
2. Reduce side yard setback from 7' to 5'
Code Section: 27-156
Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens, Neighborhood Association, Inc., Armory Gardens Civic Association

6. VRB-25-45

Owner/Applicant: Baty Ventures LLC / Amber Towe
Location: 5104 W Platt St
Folio: 113357-0000
Zoning: Residential Single-Family (RS-75)
Request: Reduce rear yard setback from 20' to 5'
Code Section: 27-156
Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens, Neighborhood Association, Inc., Armory Gardens Civic Association

7. VRB-25-50

Owner/Applicant: Ctv Capital 112 LLC / Ricky Peterika
Location: 10510 N Nebraska Ave
Folio: 095744-0000
Zoning: Commercial Intensive (CI)
Request: Removal of 5 grand trees
Code Section: 27-284.2.5
Neighborhood Association: North Tampa Community Neighborhood Association, Hampton Terrace Community Association

VII. 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](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.