



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, October 14, 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 SEPTEMBER 9, 2025, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

1. VRB-25-76

Owner/Applicant: Johnnies Hideaway LLC / Jessica Icerman
Location: 1965 N West Shore Boulevard
Folio: 112050.0000
Zoning: Commercial Intensive
Request: Increase Signage (See narrative)
Code Section: 27-289, 27-238
Neighborhood Association: Carver City/Lincoln Gardens Civic Association, Inc., Westshore Alliance, Bowman Heights, Bel Mar Shores Civic Association, Inc., DSCA

2. VRB-25-40

Owner/Applicant: Camila Gorgal / Carlos Castilla
Location: 4810 N Gomez Avenue
Folio: 106470.1000
Zoning: Residential Single-Family (RS-50)
Request: Reduce rear yard setback from 20 feet to 0 feet.
Code Section: 27-156
Neighborhood Association: Plaza Terrace Neighborhood Association

3. VRB-25-53

Owner/Applicant: Gustave Lezcano-Parets and Doraida Lezcano / Karla Llanos
Location: 8202 N Brooks Street
Folio: 146611.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce the rear yard setback from 20 feet to 10 feet for an attached solid roof screen enclosure
Code Section: 27-156
Neighborhood Association: Sulphur Springs Action League, Inc, Hyde Park Spanishtown Creek Civic Association

4. VRB-25-56

Owner/Applicant: Bradley Powers
Location: 3007 W Aquilla St
Folio: 125562.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce accessory structure setback from 3 feet to 1 foot for a fireplace
Code Section: 27-290
Neighborhood Association: 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.

5. VRB-25-69

Owner/Applicant: Sessums Law Group Pa / Michael Cimorelli
Location: 3444 S West Shore Blvd
Folio: 122634.0000
Zoning: Commercial General (CG)
Request: Reduce parking from 18 spaces to 13 for a dental office
Code Section: 27-283.7
Neighborhood Association: Belmar Gardens Neighborhood Association, Ballast Point Neighborhood Association, Bayside West Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Bel Mar Shores Civic Association, Inc., Bel Mar Shores Civic Association, Inc.

6. VRB-25-70

Owner/Applicant: Creighton and Diane Olsen
Location: 4714 W Alline Ave
Folio: 131132.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce front setback from 25 feet to 20 feet.
Code Section: 27-156
Neighborhood Association: Bayside West Neighborhood Association, Inc., Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Beach Park Homeowners Association, Inc.

7. VRB-25-73

Owner/Applicant: John Jr. and Erin Greskovich
Location: 4509 S Datura
Folio: 128041.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce the rear setback from 3 feet to 0 feet and the
Code Section: 27-290
Neighborhood Association: Bayshore Beautiful Neighborhood Association, Inc., Keep Bayshore Beautiful Inc, Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.

8. VRB-25-74

Owner/Applicant: Larry Almeda / Homebound Technologies Inc
Location: 714 W Frances Ave
Folio: 183391.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce side yard setback from 7 feet to 3 feet 9 inches, reduce front yard setback from 25 feet to 14 feet.

Code Section: 27-156
Neighborhood Association: Ridgewood Park Crime Prevention and Civic Association Inc

9. VRB-25-75

Owner/Applicant: Zachary Sydnor
Location: 3107 W San Pedro St
Folio: 126351.0030
Zoning: Residential Multi-Family (RM-16)
Request: Reduce rear yard setback from 20 feet to 6 feet
Code Section: 27-156
Neighborhood Association: 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.

10. VRB-25-78

Owner/Applicant: Evgenios Evgeniou / Natalie Martella
Location: 1021 W Coral St
Folio: 181766.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce pool setback from 5 feet to 3 feet
Code Section: 27-290.3
Neighborhood Association: Riverside Heights Civic Association, Bowman Heights, Old Seminole Heights Neighborhood Association Inc.

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.