



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: **Tuesday, October 13, 2026, 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 Staff 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 15, 2026, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

1. VRB-26-99

Owner/Applicant:	Kathleen Mcelwaney/Jerry Britt
Location:	4821 West San Jose Street
Folio:	121372.0000
Zoning:	Residential Single-family (RS-75)
Request:	Remove one nonhazardous grand tree
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.
Neighborhood Association:	Sunset Park Area Homeowners Association, Inc, Virginia Park Neighborhood Association, Inc.

2. VRB-26-87

Owner/Applicant:	4130 Gandy Blvd LLC/Addie Mentry
Location:	4132 West Gandy Boulevard
Folio:	132449.0022
Zoning:	Commercial Intensive (CI)
Request:	Increase signage from zero square feet to 4,118.36 square feet
Code Section:	Sec. 27-289.3 – Allowable signs
Neighborhood Association:	Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

3. VRB-26-96

Owner/Applicant:	Kerry and Craig Peplinski/Zarchy Pease
Location:	4631 West Longfellow Avenue
Folio:	121756.0000
Zoning:	Residential Single-family (RS-75)

Request:	Reduce rear yard setback from 20 feet to 12 feet for the construction of a swimming pool exceeding 12 inch from ground level
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Sunset Park Area Homeowners Association, Inc, Virginia Park Neighborhood Association, Inc.

4. VRB-26-101

Owner/Applicant:	Adam Nguyen and Mydung T Phan/David Nguyen
Location:	4402 West Lancaster Street
Folio:	138307.0000
Zoning:	Commercial Neighborhood (CN)
Request:	Reduce corner yard setback from 20 feet to 7 feet for new construction.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc., Port Tampa City, Inc. Civic Association

5. VRB-26-102

Owner/Applicant:	Dylan Candless and Sarah Lauren/Robert Foster
Location:	401 South Royal Poinciana Drive
Folio:	113196.0000
Zoning:	Residential Single-family (RS-75)
Request:	Reduce corner yard setback from 15 feet to 7 feet Reduce rear yard setback from 5 feet to 4 feet for a swimming pool.
Code Section:	Sec. 27-290.3 – Swimming Pools

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-26-104

Owner/Applicant:	Eammp2 LLC/Braulio Grajales
Location:	3639 South Manhattan Avenue
Folio:	124683.0000
Zoning:	Commercial General (CG)
Request:	Reduce the minimum required off-street parking from 50 parking spaces to 43 parking spaces.
Code Section:	Sec. 27-283.7 – Number of off-street parking spaces
Neighborhood Association:	FairOaks/Manhattan Manor Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Bel Mar Shores Civic Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc., Belmar Gardens Neighborhood Association, Virginia Park Neighborhood Association, Inc.

7. VRB-26-105

Owner/Applicant:	Tampa Bay Hunger Relief Center Inc/Addie Mentry
Location:	3624 Causeway Boulevard
Folio:	160962.0000
Zoning:	Industrial General (IG)
Request:	Additional 112.7 square feet of wall signage on the west elevation.
Code Section:	Sec. 27-289.3 – Allowable signs
Neighborhood Association:	Palmetto Beach Community Association, Inc.

8. VRB-26-107

Owner/Applicant:	Theresa Lewis/Jarice Barbee
Location:	4111 East Hanna Avenue
Folio:	153031.0000
Zoning:	Residential Single-family (RS-50)
Request:	Reduce rear yard from 20 feet to 8.78 feet for an after the fact addition.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Northeast Community Crimewatch & Civic 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/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](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.