



## VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

**MEETING DATE/TIME:** Tuesday, December 10, 2024, 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](mailto: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](mailto:vrb@tampagov.net).

**\*\*PLEASE SILENCE ALL CELL PHONES\*\***

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM NOVEMBER 12, 2024, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

**1. VRB-24- 41**

Owner/Applicant: CDCT 5112 N 22 Street LLC/Sam Aref  
Location: 5112 N 22<sup>nd</sup> St.  
Folio: 157391.0250  
Zoning: Commercial Intensive (CI)  
Request: Remove two grand oak trees (34" and 35" DBH)  
Code Section: 27-284.2.5  
Neighborhood Association: Historic Belmont Heights Neighborhood Association, Tampa Overlook Neighborhood Association, Southeast Seminole Heights Civic Association, Tampa Overlook Neighborhood Association, VM Ybor Neighborhood Association & Crimewatch

**2. VRB-24-46**

Owner/Applicant: Bhavin Patidar, Mayuri Patel /Stephen Michellini  
Location: 2920 W Bay Court Ave  
Folio: 127391.0000  
Zoning: Residential Single-Family (RS-60)  
Request: To re-establish a side yard setback on the west side from 7.0' to 2.0' that was approved in 2020. The variance was to add a second floor to an existing garage.  
Code Section: 27-156  
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.

**3. VRB-24-49**

Owner/Applicant: Mary Whaley/Jim Porter  
Location: 3108 N Tampa St.  
Folio: 182206.0000  
Zoning: Residential Single-Family  
Request: Reduce side yard setback from 7' to 4.9'.  
Code Section: 27-156  
Neighborhood Association: Tampa Heights Civic Association, Inc., Tampa Heights Civic Association Land Use Committee, Residents of Adalee St, One Laurel Place, Informed Neighbor, Tampa Overlook Neighborhood Association, Bowman Heights, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group, Riverside Heights Civic Association

**4. VRB-24-58**

Owner/Applicant: Lesly Rodriguez/Melva Rodriguez  
Location: 2020 E Okaloosa Ave  
Folio: 145282.0000  
Zoning: Residential Single-Family (RS-50)  
Request: Reduce accessory structure setback from 3' to 2.3'  
Code Section: 27-290  
Neighborhood Association: Temple Crest Civic Association, Inc., Sulphur Springs Action League, Inc.

**5. VRB-24-60**

Owner/Applicant: Tampa Bay Hunger Relief Center Inc/Addie Mentry  
Location: 4000 Causeway Blvd  
Folio: 160961.0000  
Zoning: Industrial General (IG)  
Request: Requesting additional square footage of 27.3 SF for the West elevation from the 155.30 SF that was approved via VRB-23-0000083. The increase of 27.3 SF would bring the total SF on the west elevation to 182.6 SF. The West elevation does not face a traditional road classification (ARTERIAL, LOCAL, COLLECTOR)  
Code Section: 27-289  
Neighborhood Association: Palmetto Beach Community

**6. VRB-24-61**

Owner/Applicant: Tomica Beauchene/Roberta Meade-Curry, AICP  
Location: 3912 N Arlington Ave  
Folio: 167744.0000  
Zoning: Residential Single Family (RS-50)  
Request: 1. Reduce rear setback from 20' to 10'  
2. Reduce eave to eave separation from 5' to 0'  
Code Section: 27-156 and 27-290  
Neighborhood Association: Tampa Heights Civic Association, Inc., Tampa Heights Civic Association Land Use Committee, Residents of Adalee St, One Laurel Place, Informed Neighbor, Tampa Overlook Neighborhood Association, Bowman Heights, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group, Riverside Heights Civic Association, VM Ybor Neighborhood Association & Crimewatch, Southeast Seminole Heights Civic Association, Inc., South Seminole Heights Civic Association, Inc.

**7. VRB-24-62**

Owner/Applicant: Thomas S and Lisa Stang / Giovanni Cipriano  
Location: 4102 W Vasconia St  
Folio: 124584.0000  
Zoning: Residential Single-Family (RS-60)  
Request: Reduce rear yard setback from 20' to 13' 6"  
Code Section: 27-156  
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

**8. VRB-24-63**

Owner/Applicant: University of Tampa/Ricky Peterika  
Location: 401 W Kennedy Blvd  
Folio: 194001.0000  
Zoning: Planned Development (PD-A)

Request: Remove 1 nonhazardous grand tree  
Code Section: 27-284.2.5  
Neighborhood Association: Bowman Heights, One Laurel Place, North Hyde Park Civic Asso.  
Neighborhood Crime Watch, Land Development

**9. VRB-24-64**

Owner/Applicant: Katiana Santos Gutierrez  
Location: 2138 W Juneau  
Folio: 101817.0150  
Zoning: Residential Single-Family (RS-50)  
Request: Reduce both side setbacks from 7' to 0'  
Code Section: 27-156  
Neighborhood Association: Armenia Garden Estates Neighborhood Association

**10. VRB-24-66**

Owner/Applicant: Thomas Hanks  
Location: 8406 N Edison Ave  
Folio: 098484.0000  
Zoning: Residential Single-Family (RS-50)  
Request: Reduce accessory structure front yard setback from 60' to 1'. Also backup distance from 10' to 1' for a two car parking structure.  
Code Section: 27-290  
Neighborhood Association: Lowery Park Central Community Organization

**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](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARequest](http://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.