



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, September 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. 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 July 9, 2024, HEARING
- IV. APPROVAL OF NEW RULES AND PROCEDURES
- V. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- VI. SWEAR-IN
- VII. ITEMS TO BE REVIEWED

1. VRB-24-26 (Continued from August 13, 2024 hearing)

Owner/Applicant: Jose Ramirez/ Brian DeCosmo
Location: 2704 W Tyson Ave
Folio: 134550.0100
Zoning: Residential Single Family (RS-50)
Request: Remove one (1) grand tree
Code Section: 27-284.2.5
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

2. VRB-24-30

Owner/Applicant: Eaman Iranmanesh / Alex Rios
Location: 5604 N 18th St
Folio: 150750.0000
Zoning: Seminole Heights Residential (SH-RS)
Request: Remove one (1) grand tree
Code Section: 27-284.2.5
Neighborhood Association: Old Seminole Heights Neighborhood Association, Inc., Southeast Seminole Heights Civic Association, Neighborhood Watch, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association, Hampton Terrace Neighborhood Association, South Seminole Heights Civic Association, Inc.

3. VRB-24-31

Owner/Applicant: Ralph Lii and Kelly Mcqueen / Ijja Leah
Location: 4002 W Corona St.
Folio: 124461.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce required setback of the structural edge of vehicular entrance on a RS-60 corner lot from 15' to 8' from the property line.
Code Section: 27-290
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

4. VRB-24-32

Owner/Applicant: Ochoa Rodriguez / Miladys Guevara
Location: 1705 Alexander Rd S
Folio: 106047.0000
Zoning: Residential Single Family (RS-60)
Request: 1- Request a front yard setback reduction for an accessory structure from 60ft to 7ft.
2-Request a height increase for an accessory structure from 15ft to 16ft.

3-Request a side yard setback for the primary structure from 7ft to 5ft.
4-Request a reduction of the primary structure eave from the accessory structure eave from 5ft to 1ft.

Code Section: 27-290
Neighborhood Association: Wellswood Civic Association, Inc., Tampa Overlook Neighborhood Association, Old Seminole Heights Neighborhood Association, Inc.

5. VRB-24-34

Owner/Applicant: Scott Gossen
Location: 4514 W Watrous Ave
Folio: 120635.0000
Zoning: RS-75
Request: Removal of two (2) grand trees
Code Section: 27-284.5
Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance Bayshore Beautiful Neighborhood Association, Inc. Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association Culbreath Bayou Homeowners Association, Inc.

6. VRB-24-35

Owner/Applicant: George M Jr and Jennifer A Jonah / Charles Kitzmiller
Location: 3216 W Peral Ave
Folio: 135239.0000
Zoning: Residential Single Family (RS-75)
Request: 1. Reduction of corner side yard from 15' to 11'-2"
2. Vest existing front yard setback of 23'-9"
Code Section: 27-156
Neighborhood Association: Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

7. VRB-24-36

Owner/Applicant: Skills Center Group Inc / Kenneth Roberts
Location: 5107 N 22nd St
Folio: 154886.0000
Zoning: Commercial Intensive (CI)
Request: 1. West Elevation Sign
The Request on the West Elevation is to increase the size of the logo from 12 inches to 37 inches high by 61.4 inches totaling 15.8 square foot and increase the size of the letters from 12 inches high to 24 inches high by 264 inches wide totaling 45.3 square foot. The combined increased square footage of the sign combination on the West Elevation being 61.1 sf.
2. North Elevation Sign
The request on the North Elevation is to increase the number of signs from 1 sign to 2 signs. The detail for the 2 signs are as follows: Sign 1 on

the north elevation would additionally increase the size of the sign from 25sf to 39.7 sf with a text height of 46.3 inches and width of 123.4 inches. Sign 2 on the north elevation would increase from 25 sf to 37.2 sf with a text height of 50.5' by 106".

3. Request to increase the size of the sign allowed to greater than 25sf on the North and West Elevations and allow for 2 signs on the North elevation.

Code Section: 27-240.2.f

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, Hampton Terrace Neighborhood Association, East Tampa 1

VIII. 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.