

+CITY OF TAMPA, FLORIDA
VARIANCE REVIEW BOARD
PUBLIC HEARING

MEETING DATE: December 11, 2007
MEETING TIME: 6:30 PM
LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers

ACTION AGENDA

I. SILENT ROLL CALL

II. APPROVAL OF MINUTES FOR November 13, 2007

III. OLD BUSINESS: Cases Continued by the Board/Staff

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

IV. OLD BUSINESS: Continuances and Missed Notices

A. ADMINISTRATIVE APPEALS

PETITION: VRB07-105
PETITIONER: John D. Hudson
AGENT: N/A
LOCATION: 8102 & 8102 ½ North Boulevard (NKA 905 & 905 ½ West Sitka Street)
REQUEST: A continuance of the properties' legal non-conforming status
PURPOSE: To retain rental units
NEIGHBORHOOD: Lowry Park Central Civic
ACTION: **The Board voted 6-1 to overturn the Zoning Administrator's determination regarding the nonconforming status of a building.**

PETITION: VRB07-148
PETITIONER: David Counts
AGENT: N/A
LOCATION: 8714 North Tampa Street
REQUEST: A continuance of the property's legal non-conforming status
PURPOSE: To retain rental units
NEIGHBORHOOD: Lowry Park Central Civic
ACTION: **The Board voted 7-0 to uphold the Zoning Administrator's determination that the property had lost its nonconforming status.**

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

PETITION: VRB07-79
PETITIONER: Virginia Bentley
LOCATION: 8403 North Dexter Avenue
REQUEST: To reduce the side yard setback from 3' to 0.5', with the allowed encroachment of the eaves and gutters
PURPOSE: To retain an existing addition and to grandfather in the existing setback on the accessory structure
NEIGHBORHOOD: Lowry Park Central
The petitioner requested to withdraw the variance request.

PETITION: VRB07- 101
PETITIONER: Stephanie Lentz
AGENT: N/A
LOCATION: 1010 South Lincoln Avenue
REQUEST: To reduce front yard setback from 25' to 8', with the allowed encroachment of the eaves and gutters
PURPOSE: To add second story addition to existing detached garage
NEIGHBORHOOD: Gulfview Civic and Garden Association
ACTION: The Board voted to approve the request 6-1.

PETITION: VRB07- 102
PETITIONER: Maria E. Padilla
AGENT: N/A
LOCATION: 4223 West San Luis
REQUEST: To reduce front yard setback from 25' to 5', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a garage and a second story residential addition
NEIGHBORHOOD: Virginia Park
ACTION: The Board voted 7-0 to deny the request.

PETITION: VRB07- 103
PETITIONER: Julio and Judy Ayon
AGENT: N/A
LOCATION: 4505 West Azele Street
REQUEST: To reduce front yard setback from 25' to 19'10", with the allowed encroachment of the eaves and gutters
PURPOSE: To extend existing front porch
NEIGHBORHOOD: Beach Park
ACTION: The Board voted 7-0 to deny the request.

PETITION: VRB07- 104
PETITIONER: Albert Ferrera
AGENT: N/A
LOCATION: 506 North Habana Avenue
REQUEST: To reduce front yard setback from 20' to 15', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a carport
NEIGHBORHOOD: Oakford Park

This case was improperly noticed and will be scheduled for the January 8, 2008 public hearing.

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

PETITION: VRB08-05
PETITIONER: Brian Kelleher
AGENT: N/A
LOCATION: 2708 North 50th Street
REQUEST: To increase two pylon signs height from 35' to 50'
PURPOSE: Install two new pylon signs
NEIGHBORHOOD: Highland Pines Community Task Force
ACTION: The Board voted 6-1 to deny the request.

C. GENERAL VARIANCES

PETITION: VRB08-01
PETITIONER: Dorothy Bland
AGENT: N/A
LOCATION: 3002 West San Nicholas Street
REQUEST: To reduce the front yard setback from 20' to 9.5' and the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a front porch and an attached carport
NEIGHBORHOOD: Palma Ceia
ACTION: The Board voted 7-0 to continue the case until the January 8, 2008 public hearing.

PETITION: VRB08-02
PETITIONER: Thomas W. Garland
AGENT: N/A
LOCATION: 2913 East Hillsborough Avenue
REQUEST: To reduce the corner yard setback from 10' to 0', with the allowed encroachment of the eaves and gutters
PURPOSE: To retain two existing steel shelters
NEIGHBORHOOD: East Tampa Business and Civic Association
ACTION: The Board voted 7-0 to continue the case until the January 8, 2008 public hearing.

PETITION: VRB08-03
PETITIONER: Patricia Davis
AGENT: N/A
LOCATION: 3824 North 51st Street
REQUEST: To reduce parking from 6 spaces to 0 and allow maneuvering in the right-of-way; buffer waiver from 15' to 0'
PURPOSE: To retain existing fish market
NEIGHBORHOOD: Grant Park

This case was improperly noticed and will be scheduled for the January 8, 2008 public hearing.

PETITION: VRB08-04
PETITIONER: Andrew Rey, Jr. and Lorenda A. Pucci-Rey
AGENT: Robert J. Lence
LOCATION: 4014 West Granada Street
REQUEST: To reduce the front yard setback from 25' to 16', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a front porch
NEIGHBORHOOD: Virginia Park
The petitioner requested to move to the January 8, 2008 public hearing.

PETITION: VRB08-06
PETITIONER: Robert Valdez, Sr.
AGENT: Ty Maxey
LOCATION: 24 Adalia Avenue
REQUEST: To reduce the side yard setback from 7' to 1.9', with the allowed encroachment of the eaves and gutters
PURPOSE: To renovate a single family residence
NEIGHBORHOOD: Davis Islands Civic Association
ACTION: The Board voted 7-0 to continue the case until the February 12, 2008, public hearing.

PETITION: VRB08-07
PETITIONER: Mildred Dominguez
AGENT: N/A
LOCATION: 3106 West Crest Avenue
REQUEST: To reduce the rear yard setback from 20' to 14', with the allowed encroachment of the eaves and gutters
PURPOSE: To retain existing residential addition
NEIGHBORHOOD: Plaza Terrace
ACTION: The Board voted 7-0 to approve a modified request to reduce the rear yard setback from 20' to 14'7".

PETITION: VRB08-08
PETITIONER: Dan Collins
AGENT: N/A
LOCATION: 15348 Sherwood Forest Drive
REQUEST: To reduce the rear yard setback from 15' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a screen enclosed room
NEIGHBORHOOD: Tampa Palms
ACTION: The Board voted 6-1 to approve the request.

PETITION: VRB08-09
PETITIONER: Dan Collins
AGENT: N/A
LOCATION: 15350 Sherwood Forest Drive
REQUEST: To reduce the rear yard setback from 15' to 2', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a screen enclosed room
NEIGHBORHOOD: Tampa Palms
ACTION: The Board voted 4-3 to approve the request with the condition that the screen room be constructed as

**shown on the site plan; be no larger than 12' x 24'
and never to be enclosed.**