

**CITY OF TAMPA, FLORIDA  
VARIANCE REVIEW BOARD  
PUBLIC HEARING MINUTES**

<b>MEETING DATE:</b> January 11, 2005 <b>MEETING TIME:</b> 6:30 PM <b>LOCATION:</b> 315 East Kennedy Boulevard, 3 <sup>rd</sup> Floor, City Council Chambers
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**I. SILENT ROLL CALL**

Eric Rahenkamp, Chair; John Weiss, Vice-Chair; James Catalano; Ana Wallrapp; Tom Cheshire; Melanie Higgins; Randy O'Kelley

Staff present: Rolando Santiago, Assistant City Attorney; Eric Cotton, Planner II

**II. APPROVAL OF MINUTES FOR December 14, 2004** -- not voted on; not provided by staff

**III. OLD BUSINESS: Cases Continued by the Board**

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB05-10 Continued	PETITIONER:	Martin McGuinness
	AGENT:	None
	LOCATION:	2907 West Pearl Avenue
	REQUEST:	To reduce the side yard setback from 7' to 0'
	PURPOSE:	To keep an existing carport
	NEIGHBORHOOD:	Ballast Point Neighborhood Association

The Legal Department explained what the petitioner's would need to do to continue towards having their variance considered. This included adding the adjacent property owner to the request and resending the public notice.

**IV. OLD BUSINESS: Continuances and Missed Notices**

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB05-04 Approved 7-0	PETITIONER:	Lara Fingar
	AGENT:	None
	LOCATION:	406 South Oregon Avenue
	REQUEST:	To reduce the north side yard setback from 7' to 2.54' and the south side yard setback from 7' to 2.68', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Historic Hyde Park North

Norman Smith explained that the request was needed for more space. The existing property is only 600 square feet. He showed pictures of similar properties.

Mr. Weiss moved to approve and was seconded by Ms. Wallrapp. The motion passed 7-0.

V. **BUSINESS**

A. **ADMINISTRATIVE APPEALS**

B. **TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES**

VRB05-23  
Missed Notice

PETITIONER: Creative Planning Solutions  
AGENT: Barry LeClaire  
LOCATION: 6530 South Bayshore Boulevard  
REQUEST: To reduce the wetland setback from 30' to 15', the front yard setback from 25' to 10' and the side yard setbacks from 7' to 5' and to increase the building height from 35' to 42'  
PURPOSE: To construct a new single-family residence  
NEIGHBORHOOD: Ballast Point

C. **GENERAL VARIANCES**

VRB05-15  
Approved  
6-1

PETITIONER: Francisco Cordero  
AGENT: None  
LOCATION: 1008 East 21<sup>st</sup> Avenue  
REQUEST: To reduce the rear yard setback from 20' to 6', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: V M Ybor

Mr. Cordero explained the need for the variance and why it was being built in the location. The Board questioned the placement, asking about the deck location. Millie Cordero explained the need for the deck.

Ms. Wallrapp moved to approve and was seconded by Mr. O'Kelley. The motion passed 6-1, with Mr. Cheshire voting nay.

VRB05-16  
Denied  
7-0

PETITIONER: Elizabeth Smook  
AGENT: None  
LOCATION: 111 Chesapeake Avenue  
REQUEST: To reduce the rear yard setback from 20' to 3.7', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Davis Islands

Maury Smook explained the requested variance and the need for the space.

Joe Costa, Joe Rice, Robert Wilde, Constance Costa, and Shirley Mora all spoke in opposition to the requested variance.

Elizabeth Smook spoke in favor, stating that the windows in the second story will be higher than 6' at the bottom pane.

Mr. Catalano moved to deny the request and was seconded by Mr. Weiss. The motion was approved 7-0.

VRB05-17  
Approved  
4-3

PETITIONER: John and Wendy Caskey  
AGENT: None  
LOCATION: 116 Barbados Avenue  
REQUEST: To reduce the rear yard setback from 20' to 13', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Davis Islands

Mr. Caskey explained his need for the variance and the hardship criteria. He showed photos of other properties and submitted letters of support for adjacent property owners.

Ms. Wallrapp moved to approve and was seconded by Mr. Catalano. The motion passed 4-3, with Mr. Rahenkamp, Mr. Cheshire and Mr. Weiss voting nay.

VRB05-18 Denied 6-1	PETITIONER: AGENT: LOCATION: REQUEST:  PURPOSE: NEIGHBORHOOD:	Loretta Miller None 2615 West Saint Louis Street To reduce the rear yard setback from 15' to 2', with the allowed encroachments of the eaves and gutters To construct a residential addition Northeast MacFarlene
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Ms. Miller explained the need for the space, given that she was recently married and her husband could not go up stairs to a second floor.

Mr. Weiss commented that she was proposing a lot of house very close to the lot line.

Ms. Wallrapp moved to continue in order that the petitioner could reconsider her request. Mr. Weiss seconded the motion. After Board discussion, Mr. Weiss withdrew his second and Mr. Catalano seconded the motion, which failed 3-4. Ms. Higgins, Mr. Cheshire, Mr. Weiss and Mr. Rahenkamp voted nay.

Mr. Cheshire moved to deny and was seconded by Ms. Higgins. The motion passed 6-1, with Mr. Catalano voting nay.

VRB05-19 Continued by Staff	PETITIONER: AGENT: LOCATION: REQUEST:  PURPOSE: NEIGHBORHOOD:	Andrew L Sirna None 5701 River Terrace To reduce the rear yard setback from 20' to 0' and the side yard setback from 7' to 0' To keep an existing wood deck Old Seminole Heights
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VRB05-20 Continued 7-0	PETITIONER: AGENT: LOCATION: REQUEST:  PURPOSE: NEIGHBORHOOD:	Total Land Development Larry Franks 3510 North 11 <sup>th</sup> Street To reduce the side yard setback from 7' to 3.9', with the allowed encroachment of the eaves and gutters To create a buildable lot None (Notice to V M Ybor)
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Mr. Franks explained the need for the variance in order to create a buildable lot.

Carl Campanio asked for and received an explanation of the request.

Mr. Catalano moved to approve and was seconded by Ms. Wallrapp. After Board discussion regarding parking spaces, Ms. Wallrapp withdrew her second. Mr. Catalano moved to continue the case and was seconded by Mr. Weiss. The motion passed 7-0. The petitioner would need to indicate that the site has two off-street parking spaces on it.

VRB05-21 Denied 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Melanie Starks None 1501 East Navajo Avenue To increase the height of a fence from 3' to 6' To keep existing fence University Square/North Tampa Community
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Gregory Sistrunck explained the need for the variance and the issues with crime. He mentioned that the existing fence had blown down during one of the hurricanes.

Frederkc Zarla, representing both the University Square Civic Association and the North Tampa Crime Watch group, opposed the variance request.

After Board discussion regarding the location of the fence, Mr. O'Kelley moved to deny the request and was seconded by Mr. Catalano. The motion passed 7-0.

