

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

<b>MEETING DATE:</b> May 10, 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**

John Weiss, James Catalano, Ana Wallrapp, Eric Rahenkamp, Melanie Higgins, Randy O'Kelley and Seth Nelson were in attendance. Tom Cheshire was absent.

**II. APPROVAL OF MINUTES FOR April 12, 2005**

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-59 Withdrawn	PETITIONER:	Chris Ritter
	AGENT:	None
	LOCATION:	7303 Swoope Street
	REQUEST:	To remove a grand tree
	PURPOSE:	To remove a tree
	NEIGHBORHOOD:	Port Tampa City

C. GENERAL VARIANCES

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB05-37 Continued 7-0	PETITIONER:	Rick Hoyt
	AGENT:	None
	LOCATION:	2212 Davis Street
	REQUEST:	To increase fence height to 6 feet
	PURPOSE:	Increase fence height
	NEIGHBORHOOD:	Palmetto Beach Community Association

Rick Hoyt explained his request and the history of the wall. He indicated that it was built in the early 1980s and submitted a letter from his neighbor stating when the wall was built.

Mr. Nelson stated that he did not feel that the wall met the hardship criteria.

There was then discussion regarding the previous zoning code and the "grandfathering" of the wall.

Mr. Nelson moved to continue and was seconded by Mr. Rahenkamp. The motion passed 7-0.



C. GENERAL VARIANCES

VRB05-58      PETITIONER:      Alan Dobbs  
Denied      AGENT:      Keith White  
6-1      LOCATION:      4907 West Dryad Street  
REQUEST:      To increase the height of the structure from 35' to 36' and to reduce  
the west side yard setback from 7' to 3' and the east side yard setback  
from 7' to 6', with the allowed encroachment of the eaves and  
gutters  
PURPOSE:      To construct a new residence  
NEIGHBORHOOD:      Sunset Park

Alan Dobbs discussed the history of the house and how it was more effective to demolish the structure and start over than it was to try and remodel. He reviewed the variances and the site plan. Mr. Dobbs discounted the opposition to the request, stating that the neighborhood was opposed to all variance requests.

Leslie Copnick, Joanne Soloman, James Leach, Ed Copnick and Tonya Soloman all voiced opposition.

Mr. Dobbs explained the construction to deal with the flooding problem and stated that a garage in the rear of the structure was out of character with the neighborhood.

Kevin White, owner of the property, spoke in favor of the request.

Ms. Wallrapp moved to deny the request and was seconded by Mr. Rahenkamp. The motion passed 6-1, with Mr. Catalano voting nay, stating that it was unfair to burden this property owner because of flooding problems in the City.

VRB05-60      PETITIONER:      Edward Rechak, jr  
Approved      AGENT:      None  
7-0      LOCATION:      7301 South Morton Street  
REQUEST:      To reduce the rear yard setback from 20' to 17'  
PURPOSE:      To construct a stairwell on the rear of a residence  
NEIGHBORHOOD:      Port Tampa

Ed Rechak explained the request and the reasoning for the steps.

Al Mathew spoke in favor of the variance.

Mr. Rahenkamp moved to approve and was seconded by Mr. Catalano. The motion passed 7-0.

VRB05-61      PETITIONER:      Edward Rechak, jr  
Approved      AGENT:      None  
7-0      LOCATION:      7510 South Elliott Street  
REQUEST:      To reduce the rear yard setback from 20' to 17'  
PURPOSE:      To construct a stairwell on the rear of a residence  
NEIGHBORHOOD:      Port Tampa

Ed Rechak explained the request and the reasoning for the steps.

Al Mathew spoke in favor of the variance.

Mr. Nelson moved to approve and was seconded by Mr. Rahenkamp. The motion passed 7-0.

VRB05-62      PETITIONER:      Gerald and Victoria DiFrabrizio  
Continued      AGENT:      None  
7-0      LOCATION:      3319 San Miguel Street  
REQUEST:      To reduce the front yard setback from 25' to 20', with the allowed  
encroachment of the eaves and gutters  
PURPOSE:      To construct a single family residence  
NEIGHBORHOOD:      Palma Ceia

Gerald DiFrabrizio summarized his request, explaining the odd shape of his lot.

After Board discussion regarding the length of the encroachment on the property, Mr. Nelson moved to continue the case and was seconded by Ms. Wallrapp. The motion passed 7-0.

VRB05-63	PETITIONER:	Sally E Gilmore
Approved	AGENT:	None
7-0	LOCATION:	3622 South Omar Avenue
	REQUEST:	To increase the height of a fence from 6' to 9'9"
	PURPOSE:	To keep an existing fence
	NEIGHBORHOOD:	South West Shore/Bel Mar Shores
	MODIFICATION:	Approved fence height to 8'; any type of construction

Sally Gilmore presented her case, showing pictures of the fence and the alleyway. She indicated that the fence was up when she bought the property.

Kirk Davis spoke in favor of the request.

Mr. Nelson moved to approve and was seconded by Ms. Higgins. The motion failed 3-4, with Mr. Weiss, Mr. Rahenkamp, Mr. Catalano and Mr. O'Kelley voting nay.

Mr. Catalano moved to approve the fence/wall at 8' and was seconded by Mr. Rahenkamp. The motion passed 7-0.

VRB05-64	PETITIONER:	James Horning
Approved	AGENT:	None
7-0	LOCATION:	3612 West Obispo Street
	REQUEST:	To reduce the building separation from 10' to 6.75', the side yard setback (accessory structure) from 3' to .7' and the rear yard setback (accessory structure) from 3' to 2.75' and the front yard setback from 20' to 18', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To reconstruct and expand a detached garage
	NEIGHBORHOOD:	Virginia Park

James Horning summarized his request, citing termite damage.

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

VRB05-65	PETITIONER:	Roosevelt and Delorius Lester
Continued	AGENT:	None
6-1	LOCATION:	3209 East Frierson Avenue
	REQUEST:	To reduce the front yard setback from 18' to 0', with the allowed encroachments of the eaves and gutters
	PURPOSE:	To keep an existing (unpermitted) carport
	NEIGHBORHOOD:	East Tampa

Roosevelt Lester explained his request, indicating that he had hired a contractor to put the carport up.

Bertha Hodges had no objection to the request.

Mr. Nelson moved to approve the request, per the site plan, never to be enclosed and that it remain in its current condition. The motion was seconded by Mr. Catalano. The motion failed 3-4, with Mr. Rahenkamp, Ms. Wallrapp, Ms. Higgins and Mr. O'Kelley voting nay.

Mr. Rahenkamp moved to continue so that the petitioners could work something out with the contractor. Mr. Nelson seconded the motion, with Mr. O'Kelley voting nay.

VRB05-66	PETITIONER:	Donald S Bennett
Missed Notice	AGENT:	None
	LOCATION:	4623 Lowell Avenue

REQUEST: To reduce the side yard setback from 7' to 2.8' and the rear yard setback from 20' to 8', with the allowed encroachment of the eaves and gutters  
PURPOSE: To reconstruct a detached structure  
NEIGHBORHOOD: Sunset Park

VRB05-67  
Approved  
5-2  
PETITIONER: Edward Rood  
AGENT: None  
LOCATION: 3711 West Obispo Street  
REQUEST: To reduce the rear yard setback from 20' to 15', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Virginia Park  
CONDITION: That the addition not exceed 22' in width

Ed Rood explained his request.

Mr. Catalano moved to approve with the condition that the addition not exceed 22' in width and was seconded by Mr. O'Kelley. The motion passed 7-0.

VRB05-68  
Approved  
7-0  
PETITIONER: Ray and Genivieve King  
AGENT: None  
LOCATION: 3120 West Morrison Avenue  
REQUEST: To reduce the rear yard setback from 20' to 10' and the corner lot from 15' to 7', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Golfview Estates

Ray King explained the request and how the road ended into a dead end. He also submitted a letter of support.

Joe Hafner, the project architect, spoke in favor of the request.

Roger Kirk from Transportation stated that he no strong objection to the request.

Mr. Catalano moved to approve and was seconded by Mr. Rahenkamp. The motion passed 7-0.

VRB05-69  
Approved  
7-0  
PETITIONER: A John Munoz  
AGENT: None  
LOCATION: 3621 East Royal Palm Circle  
REQUEST: To reduce the front yard setback from 25' to 22.6' and the side yard setback from 7' to 4.3', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: South Westshore

John Munoz summarized the request.

Mr. Rahenkamp moved to approve and was seconded Mr. Catalano. The motion passed 7-0.

VRB05-70  
Withdrawn  
PETITIONER: Vincent G DeNome  
AGENT: Sayh Davis  
LOCATION: 4618 West Lamb Avenue  
REQUEST: To reduce the east side yard from 7' to 5.7' and the west side yard from 7' to 5.9', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: Sunset Park

VRB05-71  
Missed Notice  
PETITIONER: Leslie Lambert and Lonnie Herman  
AGENT: None  
LOCATION: 4313 West Granada Street

REQUEST: To reduce the rear yard setback from 20' to 9'8" and the side yard setback from 7' to 3', with the allowed encroachments of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: Virginia Park

VRB05-72  
Approved  
7-0

PETITIONER: New Millennial, LLC  
AGENT: Jenny Murphy  
LOCATION: 919 North Castle Court  
REQUEST: To reduce the side yard setback from 7' to 6' (both) with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: North Tampa  
MODIFICATION: Reduce west side from 7' to 6'

Jenny Murphy summarized her request.

Savonne Richardson voiced her opposition.

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

VRB05-75  
Continued

PETITIONER: Norman Murray, Junior  
AGENT: David Smith  
LOCATION: 811-817 East Paris Street and 6007 King Street  
REQUEST: To reduce the finished floor from 18" to 8"  
PURPOSE: To keep existing as-built structures  
NEIGHBORHOOD: Old Seminole Heights

VI. **ADJOURNMENT**