

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

MEETING DATE: August 9, 2005

MEETING TIME: 6:30 PM

LOCATION: 315 East Kennedy Boulevard, 3rd Floor, City Council Chambers

I. SILENT ROLL CALL

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

Absent: None

Staff Present: Rolando Santiago, Legal; Roger Kirk, Transportation; David Reilly, Parks; Eric Cotton, LDC

II. APPROVAL OF MINUTES FOR July 21, 2005 - Approved

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB05-75 Continued by staff 9/20/05	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Norman Murray, Junior David Smith 811-817 East Paris Street and 6007 King Street To reduce the finished floor from 18" to 8" To keep existing as-built structures Old Seminole Heights
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IV. OLD BUSINESS: Continuances and Missed Notices

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-103 Continued 9/20/05	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD: NOTE:	Heidi and Tony Land None 206 South Coolidge Avenue To remove a protected tree To remove a tree and construct a residential addition Beach Park Petitioner is waiting for report from structural engineer
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C. GENERAL VARIANCES

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

REQUEST: To reduce the side yard setback from 7' to 4' and the rear yard setback from 20' to 13', with the allowed encroachment of the eaves and gutters
PURPOSE: Construct a residential addition
NEIGHBORHOOD: Palma Ceia

VRB05-111 PETITIONER: Matt Grimshaw
Approved AGENT: None
With Changes LOCATION: 601-603 Swann Drive
6-1 REQUEST: To increase the fence height from 6' to 8' and to reduce the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To keep an existing fence and carport
NEIGHBORHOOD: None (Parkland Estates)
NOTE: The Board denied the fence height

Matt Grimshaw explained his request and the need for the privacy (fence) and protection for his car. He indicated that a six-foot fence did not protect his privacy at all.

Steve Michelini, speaking on behalf of Dr. Maskin, the property owner to the east, objected to the fence, stating that it caused a visual issue for his patients.

Steve Maskin expressed concerns with the fence.

After Board discussion, Mr. Catalano moved to approve the setback but to deny the fence height. Mr. Rahenkamp seconded the motion, which passed 6-1.

VRB05-113 PETITIONER: Marie Baker
Approved AGENT: None
7-0 LOCATION: 1414 East Comanche Ave
REQUEST: To reduce the side yard setback from 7' to 4.2' (principal) and the side yard setback from 3' to 2' (accessory), with the allowed encroachment of the eaves and gutters
PURPOSE: To create a buildable lot
NEIGHBORHOOD: Old Seminole Heights

Marie Baker explained her request and the need to separate out the two lots in order to do infill development.

Horace Reynolds, Doris Vissi, Ronnie Crisi and Chris Kilborne spoke in favor of the request.

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

VRB05-114 PETITIONER: Randall and Deborah Zomermaand
Missed Notice AGENT: Madison Construction
LOCATION: 105 Bermuda Avenue
REQUEST: To reduce the front yard setback from 25' to 22.5' and the side yard setback from 7' to 1.75', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Davis Islands

VRB05-115 PETITIONER: Conchita Horner
Approved AGENT: Mark Hartley
With Changes LOCATION: 100 West Davis Boulevard

6-1 REQUEST: To reduce the rear yard setback from 20' to 5' and to increase the height of a wall from 6' to 8'

 PURPOSE: To construct a privacy wall and to keep an existing courtyard wall

 NEIGHBORHOOD: Davis Islands

 NOTE: The Board denied the increase in the wall height

Jim Porter reviewed pictures of the property and explained the request. He showed the height of the adjacent properties and how they impact the petitioner's site.

Ms. Horner spoke and explained the need for the request.

Ann Price spoke in favor and Kim Miller spoke against.

After Board discussion, Mr. Wallrapp moved to approve the rear yard setback and deny the wall height and was seconded by Mr. O'Kelley. After further discussion, the motion was withdrawn.

Mr. Catalano moved to approved the rear yard and deny the wall, which was seconded by Ms. Wallrapp. The motion passed 6-1, with Mr. Rahenkamp voting nay.

VRB05-117 PETITIONER: Azam Elsheikh
 Denied AGENT: Linda Pearson
 6-1 LOCATION: 2308 West Jetton Avenue
 REQUEST: To reduce the rear yard setback from 15' to 1.88', with the allowed encroachment of the eaves and gutters
 PURPOSE: To construct a residential addition
 NEIGHBORHOOD: None

Linda Pearson showed the where the property is located and explained the expanding family and the need for more space. She reviewed the surrounding sites.

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

VRB05-118 PETITIONER: Matthew Frac
 Continued AGENT: None
 10/11/05 LOCATION: 3612 South Omar Avenue
 REQUEST: To increase the height of a fence from 6' to 7.5'
 PURPOSE: To keep an existing fence
 NEIGHBORHOOD: Belmar Shore Civic/South Westshore

VRB05-120 PETITIONER: Andrew Hupp
 Approved AGENT: Phillip Gerardi
 5-2 LOCATION: 3010 West Gandy Boulevard
 REQUEST: To increase the height of a wall from 8' to 10'
 PURPOSE: To construct a 10' wall
 NEIGHBORHOOD: Ballast Point
 CONDITION: From the west boundary of Lot 12 to the East boundary of Lot 14

Andrew Hupp presented his case, explaining the need for the wall to be 10' (real estate contract). He admitted that the wall was already built.

After Board discussion, Ms. Wallrapp moved to approve and was seconded by Mr. Catalano. The motion passed 5-2, with Mr. Weiss and Mr. Rahenkamp voting nay.

VRB05-121 PETITIONER: John and Tracy Prater

Approved
7-0

AGENT:	None
LOCATION:	3328 West Wallcraft Avenue
REQUEST:	To reduce the front yard setback from 25' to 19.5', with the allowed encroachment of the eaves and gutters
PURPOSE:	To extend an existing front porch
NEIGHBORHOOD:	Bayshore Beautiful
CONDITION:	That the porch never be enclosed

John Prater explained the variance request and showed some pictures.

Mr. O'Kelley moved to approve, with conditions, and was seconded by Ms. Wallrapp. The motion passed 7-0.

VRB05-122
Denied
6-1

PETITIONER:	Atef Zakahry
AGENT:	Larry Murray
LOCATION:	40 Adelia Avenue
REQUEST:	To reduce the side yard setback from 7' to 5.12', with the allowed encroachment of the eaves and gutters
PURPOSE:	To construct a single family home
NEIGHBORHOOD:	Davis Islands

Larry Murray explained the request and discussed the issues with the different surveys.

John Giamarco and Steve Michelini objected to the request.

Charles Jackson spoke in favor of the request.

Hanni Marta, the architect, spoke regarding the request.

After Board discussion, Ms. Wallrapp moved to deny and was seconded by Mr. Rahenkamp. The motion passed 6-1.

RECONSIDERATION

John Finn asked for reconsideration and was refused by the Chair.

VI. ADJOURNMENT