

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

MEETING DATE: September 20, 2005
MEETING TIME: 6:30 PM
LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers

I. SILENT ROLL CALL – John Weiss, Chair; Eric Rahenkamp, Anna Wallrapp, Randy O’Kelley, Melanie Higgins, Seth Nelson and Steve LaBour were in attendance. Tom Cheshire and James Catalano were absent. Staff in attendance were Rolando Santiago, Legal; Dave Jennings, CSC; David Reilly, Parks; Roger Kirk, Transportation; Eric Cotton, LDC.

II. APPROVAL OF MINUTES FOR August 9, 2005

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

A. ADMINISTRATIVE APPEALS

VRB05-75 Continued By Staff	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
-----------------------------------	---	---

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-103 Continued 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	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
-------------------------------	---	---

Ms. Land asked for a continuance in order for her husband to be present at the hearing. Mr. Rahenkamp moved to continue and was seconded by Ms. Higgins. The motion passed 7-0.

VRB05-119 Continued 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Valerie Thomas None 1008 East Yukon Street To remove a grand tree To construct a single family home Sulpher Springs
-------------------------------	---	--

The petitioner requested a continuance in order to develop a different site plan. The motion to continue was made by Mr. LaBour and seconded by Ms. Wallrapp. The motion passed 7-0.

C. GENERAL VARIANCES

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

Tom Rutherford, representing the petitioners, asked for a continuance until November 15, 2005. The motion to continue was made by Ms. Wallrapp and seconded by Mr. LaBour. The motion passed 6-1, with Ms. Higgins voting nay.

7-0	LOCATION: REQUEST:	105 Bermuda Avenue To reduce the front yard setback from 25' to 22.5' and the side yard setback from 7' to 5', with the allowed encroachment of the eaves and gutters
	PURPOSE: NEIGHBORHOOD:	To construct a two-story residential addition Davis Islands

Mr. Zommermaand explained the requested variance.

Elizabeth Carr, Connie Horner and Joanne Ferlita all spoke in favor of the request. Kim Miller spoke against.

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

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

VRB05-124 Approved 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Alicia Colon None 111 West Hanlon Street Appeal of a denial for alternative concept To keep an existing addition Old Seminole Heights
------------------------------	---	--

Ms. Colon explained the request and why it was built with no permits.

After Board discussion, Mr. Nelson moved to approve the alternative design concept and was seconded by Mr. Rahenkamp. The motion passed 7-0.

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-125 Withdrawn	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Melibe Tardawether None 3625 West Gandy Boulevard To reduce the number of parking spaces To construct a commercial addition Fair Oaks/Manhattan Manor
VRB05-126 Missed Notice	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Tara Le None 5903 South 6 th Street Remove a grand oak To construct a single family home Gandy/Sun Bay South
VRB05-127 Approved 4-3	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	New Millennial Homes Jenny Murphy 919 East Castle Court To remove a grand oak To construct a single family home North Tampa Community and Civic Association

Ms. Murphy explained the need for the tree removal and that it was not a grand tree after a second visit.

Mr. Reilly explained his determination.

Mr. Jennings explained that he felt that there was still reasonable use of the property.

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

VRB05-128 Continued 7-0	PETITIONER: AGENT: LOCATION:	Culbreathe Isles Civic Association Mark Connolly, Esquire 1116 Culbreathe Isles Drive
-------------------------------	------------------------------------	---

REQUEST: To remove a protected oak
PURPOSE: To remove a protected oak in order to repair/replace a wall
NEIGHBORHOOD: Culbreathe Isles

Mr. Connolly explained the request and the need for the tree removal.

Carolyn Harbart and Ronald Schon spoke in favor of the request.

Mr. Nelson moved to approve and was seconded by Ms. Wallrapp. The motion failed 3-4. Mr. Nelson then moved to continue and was seconded by Ms. Wallrapp. That motion passed 7-0.

VRB05-134 PETITIONER: Northern Tool and Equipment
Approved AGENT: Nanci Cernak
5-2 LOCATION: 3906 West Hillsborough Avenue
REQUEST: To increase the amount of square footage for a sign from 240 square
feet to 672 square feet
PURPOSE: To install new signs on an existing building
NEIGHBORHOOD: Drew Park Alliance

Ms. Cernak explained the request and the measuring system of the City.

Mr. LaBour moved to approve and was seconded by Mr. Nelson. The motion passed 5-2, with Ms. Higgins and Ms. Wallrapp voting nay.

VRB05-140 PETITIONER: Elizabeth Fravega
Denied AGENT: Toni Sloman
7-0 LOCATION: 2910 West Bay View Avenue
REQUEST: To remove a protected tree
PURPOSE: To construct a single family residence
NEIGHBORHOOD: Bayshore Beautiful

Tom Conte, representing the property owner, explained the history of the request. He showed pictures of the tree and discussed the tree itself.

Mr. Jennings explained his reasoning for the denial.

Mr. Rahenkamp moved to deny the tree removal and was seconded by Mr. Nelson. The motion passed 7-0.

C. GENERAL VARIANCES

VRB05-123 PETITIONER: Jack and Rebecca Celedon
Approved AGENT: Ralph Schuler
6-0 LOCATION: 414 West Frances Avenue
REQUEST: To reduce the side yard setback from 7' to 2', with the allowed
encroachment of the eaves and gutters
PURPOSE: To construct a two-story residential addition
NEIGHBORHOOD: Tampa Heights Civic Association

Mr. Celedon explained the request and the reasoning for the setback.

Ms. Wallrapp moved to approve and was seconded by Mr. LaBour. The motion passed 6-0, with Mr. Rahenkamp not voting.

VRB05-129 PETITIONER: Lenin Garcia
Approved AGENT: None
5-2 LOCATION: 2221 Chapin Street
REQUEST: To reduce the rear yard setback from 20' to 10'2" , with the allowed
encroachment of the eaves and gutters
PURPOSE: To keep an existing screen porch and convert into a family room
NEIGHBORHOOD: Palmetto Beach

The petitioner explained the need for the variance and how the family has expanded.

Mr. LaBour moved to approve and was seconded by Ms. Wallrapp. The motion passed 5-2, with Mr. Rahenkamp and Ms. Higgins voting nay.

VRB05-130 PETITIONER: Ron Richards
Approved AGENT: None
7-0 LOCATION: 9406 N 14th Street
REQUEST: To reduce the rear yard setback from 20' to 18', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a single family home
NEIGHBORHOOD: North Tampa Community Crime and Civic Association

Mr. Richards explained the variance.

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

VRB05-131 PETITIONER: Anthony More
Approved AGENT: H William Neyland
7-0 LOCATION: 4502 Beachway Drive
REQUEST: To reduce the rear yard setback from 12' to 3', with the allowed encroachment of the eaves and gutters, and the building separation from 10' to 2'
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Beach Park

Mr. Neyland explained the request.

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

VRB05-132 PETITIONER: New Millennial Homes
Approved AGENT: Jenny Murphy
7-0 LOCATION: 3622 North 25th Street
REQUEST: To reduce the side yard setbacks from 5' to 2.5', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a single family home
NEIGHBORHOOD: College Hill Civic Association

Ms. Murphy explained the request and the need for the setback reductions.

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

VRB05-133 PETITIONER: Jaimie White
Approved AGENT: None
7-0 LOCATION: 1006 East North Bay Street
REQUEST: To reduce the side yard setback from 7' to 5.6', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Southeast Seminole Heights
CONDITION: That pier, lentil and suspended floor construction be utilized and that the plan be reviewed and approved by the Parks Department prior to permitting.

Ms. White explained the request.

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

VRB05-135 PETITIONER: Karen and Sam Corson
Denied AGENT: None
5-2 LOCATION: 2307 North Ridgewood Avenue
REQUEST: To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a porte cochere
NEIGHBORHOOD: Ridgewood Park

Mr. Corson explained the request and the need for the variance.

Mr. Nelson moved to deny and was seconded by Ms. Higgins. The motion passed 5-2, with Ms. Wallrapp and Mr. Weiss voting nay.

VRB05-136	PETITIONER:	Alan Dobbs
Continued	AGENT:	None
11/15/05	LOCATION:	4520 West Woodmere Road
	REQUEST:	To reduce the building separation from 10' to 4'8"
	PURPOSE:	To construct an accessory structure
	NEIGHBORHOOD:	Beach Park

VRB05-137	PETITIONER:	Steven and Chris Antinori
Continued	AGENT:	Kanpp and Sons, Inc
6-1	LOCATION:	4908 Saint Croix Drive
	REQUEST:	To increase the height of a fence from 3' to 6'
	PURPOSE:	To erect a fence in the front yard
	NEIGHBORHOOD:	Culbreathe Isles

The Petitioner's agent explained the request. After discussion, Ms. Wallrapp moved to continue and was seconded by Mr. LaBour. The motion passed 6-1, with Mr. Rahenkamp voting nay.

VI. **ADJOURNMENT**