

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

MEETING DATE: November 15, 2005
MEETING TIME: 6:30 PM
LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers

MINUTES

I. SILENT ROLL CALL

John Weiss, Eric Rahenkamp, Tom Cheshire, Melanie Higgins, Seth Nelson and Steve LaBour were in attendance.

II. APPROVAL OF MINUTES FOR October 11, 2005 – No minutes were presented

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-128 Withdrawn	PETITIONER:	Culbreathe Isles Civic Association
	AGENT:	Mark Connolly, Esquire
	LOCATION:	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

VRB05-119 Continued From 10/11/05	PETITIONER:	Valerie Thomas
	AGENT:	None
	LOCATION:	1008 East Yukon Street
	REQUEST:	To remove a grand tree
	PURPOSE:	To construct a single family home
	NEIGHBORHOOD:	Sulpher Springs

Mr. Cheshire moved to deny and was seconded by Mr. Rahenkamp. The motion passed 5-0.

C. GENERAL VARIANCES

VRB05-104 Approved 4-0	PETITIONER:	John D Finn
	AGENT:	None
	LOCATION:	1004 South Siwanoy Street
	REQUEST:	To reduce the side yard setback from 7' to 1.5', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Golfview Estates
	NOTE:	On remand from City Council

Mr. Finn explained his request and the grandfathering in of the existing setback.

Ms. Higgins moved to approve and was seconded by Mr. Rahenkamp. The motion passed 4-0, with Mr. Cheshire not in the room at the time of the vote.

Mr. Land reviewed the engineering report on the tree and reviewed the hazard rating form.

David Jennings explained the tree hazard form and his determination.

Mr. Nelson moved to approve and was seconded by Mr. Cheshire. The motion failed 2-3, with Mr. Weiss, Mr. Rahenkamp and Ms. Higgins voting nay.

Ms. Higgins moved to deny and was seconded by Mr. Rahenkamp. The motion passed 3-2, with Mr. Nelson and Mr. Cheshire voting nay.

C. GENERAL VARIANCES

VRB05-65 PETITIONER: Roosevelt and Delorius Lester
AGENT: None
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
NOTE: Public hearing closed

Mr. Nelson moved to deny and was seconded by Ms. Higgins. The motion passed 3-1, with Mr. Weiss voting nay.

VRB05-110 PETITIONER: Scott Kelyman
Continuance LOCATION: 3117 West San Jose Street
Requested 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
2/14/06

PURPOSE: Construct a two-story residential addition
NEIGHBORHOOD: Palma Ceia
NOTE: Public hearing closed. The petitioner is working on developing a new site plan.

VRB05-136 PETITIONER: Alan Dobbs
Moved to AGENT: None
12/13/05 as LOCATION: 4520 West Woodmere Road
administrative REQUEST: To reduce the building separation from 10' to 4'8"
appeal PURPOSE: To construct an accessory structure
NEIGHBORHOOD: Beach Park

VRB05-86 PETITIONER: Franklin Cruz
Misnoticed - AGENT: None
cannot be LOCATION: 211 West Frances Avenue
heard REQUEST: To reduce the side yard setback from 7' to 3' and the rear yard setback from 20' to 7', with the allowed encroachment of eaves and gutters

PURPOSE: To construct an accessory structure greater than 750 square feet
NEIGHBORHOOD: Tampa Heights

VRB05-144 PETITIONER: Shawn Watkins
Moved to AGENT: None
12/13/05 LOCATION: 6508 Julie Street
REQUEST: To reduce the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters

PURPOSE: To enclose an existing carport

NEIGHBORHOOD: Old Seminole Heights

VRB05-147 PETITIONER: Gregory Hearing
AGENT: None
LOCATION: 3310 West Knights Avenue
REQUEST: To reduce the rear yard setback from 20' to 3' and the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a two story accessory structure
NEIGHBORHOOD: Bayshore Beautiful

Mr. Hearing reviewed his proposal and showed that there were no windows over looking the adjacent properties.

Mr. Reilly had no objection to the request.

Mr. Rahenkamp moved to approved with the condition that the height be limited to 22'8" and was seconded by Ms. Higgins. The motion passed 5-1, with Mr. Weiss voting nay.

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

VRB05-164 PETITIONER: South Tampa Athletics, Incorporated
AGENT: Kristopher E Fernandez
LOCATION: 4921 South Lois Avenue
REQUEST: To appeal the denial of a parking waiver
PURPOSE: To reduce the number of required parking spaces
NEIGHBORHOOD: Gandy/Sunbay South

Mr. Fernandez, Joe Petro and Richard Shultz appeared and explained the request.

After Board discussion, Mr. Rahenkamp moved to continue and was seconded by Mr. LaBour. The motion passed 6-0.

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-167 PETITIONER: Michael and Jill Oransky
AGENT: Mark Bentley, Esquire
LOCATION: 4814 West Beachway Drive
REQUEST: To reduce the wetland setback from 25' to 3'
PURPOSE: To reconstruct a pool and pool area
NEIGHBORHOOD: Beach Park

Mr. Bentley explained the request and the EPC conditions.

Mr. Rahenkamp moved to approve with the EPC conditions and was seconded by Ms. Higgins. The motion passed 5-1, with Mr. Weiss voting nay.

C. GENERAL VARIANCES

VRB05-142 PETITIONER: Ramon Perez
Misnoticed AGENT: None
Moved to LOCATION: 3309 West Corona Street
12/13/05 REQUEST: To reduce the rear yard setback from 20' to 5' and the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters

PURPOSE: To construct an accessory structure greater than 900 square feet
NEIGHBORHOOD: Palma Ceia

VRB05-154 PETITIONER: Tyrus Woods
AGENT: Fresh Start Law Firm, Miriam L Sumter
LOCATION: 1206 East Curtis Street
REQUEST: To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
PURPOSE: To create a buildable lot
NEIGHBORHOOD: Southeast Seminole Heights

Ms. Sumter explained the request and that the house was built in 1908. There were two additional lots which could be developed with the variance approval.

Beverlt Morrow spoke against the request.

Mr. LaBour moved to deny. The motion died for a lack of a second. Mr. Cheshire moved to approved with a ten foot separation between buildings and was seconded by Mr. Rahenkamp. The motion failed 2-4.

Mr. Nelson moved to continue and was seconded by Ms. Higgins. The motion passed 5-1, with Mr. Cheshire voting nay.

VRB05-156 PETITIONER: Stephen and Janis Straske
AGENT: John Grandoff
LOCATION: 3302 West Mullen Avenue
REQUEST: To reduce the rear yard setback from 12' to 6.9', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a two-car garage
NEIGHBORHOOD: Golfview Estates

Mr. Grandoff and Michael Berg explained the request.

Mr. Nelson moved to approve and was seconded by Mr. LaBour. The motion passed 5-1, with Mr. Cheshire voting nay.

VRB05-157 PETITIONER: Stephen and Vivian Kimbler
AGENT: John Grandoff
LOCATION: 1228 Roxmere Road
REQUEST: To reduce the side yard setback from 7' to 6' and the rear yard setback from 12' to 3', with the allowed encroachments of the eaves and gutters and the corner yard setback from 15' to 8'
PURPOSE: To construct a residential addition and install a swimming pool
NEIGHBORHOOD: Culbreathe Bayou

Mr. Grandoff explained the request.

Andrew Diaz spoke in favor of the variance.

Mr. LaBour moved to approve with the condition that nothing but landscaping be placed in the 6' setback of the new construction. Mr. Nelson seconded by motion, which passed 4-2, with Mr. Weiss and Mr. Cheshire voting nay.

VRB05-158 PETITIONER: Ann Snow Curry
AGENT: None
LOCATION: 626 Luzon Avenue

REQUEST: To reduce the south side yard setback from 7' to 4' and the north side yard setback from 7' to 5'6", with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a single family home
NEIGHBORHOOD: Davis Islands

Brian Curry explained the variance request and the need for additional space. He indicated that the lot with irregular in shape.

Todd Hayes and Brett Hamlin spoke in favor of the request.

Mr. Rehan Kamp moved to deny and was seconded by Ms. Higgins. The motion passed 5-0.

Note: This case was heard earlier in the agenda and Mr. LaBour was not in attendance.

VRB05-159 PETITIONER: Alexander Awad
AGENT: None
LOCATION: 3418 West Granada Street
REQUEST: To reduce the side yard setback from 7' to 0'
PURPOSE: To construct a carport addition
NEIGHBORHOOD: Palma Ceia Park

Mr. Awad explained his request.

David Logan asked questions about the carport and its effect on his property.

Mr. Rehan Kamp moved to approve with the setback from 7' to 1.9', 22' in length and never to be enclosed. Mr. LaBour seconded the motion, which passed 6-0.

VRB05-160 PETITIONER: Charles English
AGENT: Sabrina Sachen
LOCATION: 3415 Phillips Street
REQUEST: To reduce the side yard setback from 5' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To create a buildable lot
NEIGHBORHOOD: Grant Park

Ms. Sachen explained the request.

Mr. Rehan Kamp moved to approve and was seconded by Ms. Higgins. The motion passed 6-0.

VRB05-161 PETITIONER: Michelle and Ben Hill IV
AGENT: None
LOCATION: 2444 West Prospect Road
REQUEST: To increase the height of an accessory structure from 15' to 17'10" and to reduce the side yard setback from 7' to 1'2", with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: New Suburb Beautiful

Mr. Hill explained the request.

Mr. Nelson moved to approve and was seconded by Mr. Cheshire. The motion passed 6-0.

VRB05-162 PETITIONER: Steve and Kimberly Plested
AGENT: None
LOCATION: 713 East Robson Street

REQUEST: To reduce the side yard setback from 7' to 0', with the allowed encroachment of the eaves and gutters
PURPOSE: To create a buildable lot
NEIGHBORHOOD: Old Seminole Heights

Mr. Plested explained the variance request.

Mr. LaBour moved to deny and was seconded by Mr. Rahenkamp. The motion passed 5-1, with Ms. Higgins voting nay.

VRB05-163 PETITIONER: Andrew Diaz
AGENT: Englehardt, Hammer and Associates, Incorporated
LOCATION: 4502 South Ferncroft Circle
REQUEST: To reduce the rear yard setback from 20' to 9.67' and the side yard setback from 7' to 2.7', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Culbreath Bayou

Ethel Hammer presented the case.

Mr. Diaz spoke on his own behalf. Chris Brewer spoke in favor of the request.

Mr. LaBour moved to approve and was seconded by Mr. Nelson. The motion passed 6-0.

VRB05-165 PETITIONER: Joe Crescenzi
AGENT: None
LOCATION: 6001 Roberta Circle
REQUEST: To reduce the building separation from 5' to 0'
PURPOSE: To keep an existing accessory structure
NEIGHBORHOOD: Old Seminole Heights

Mr. Crescenzi spoke about his request.

Martin Brutel, Nancy Walsh, Lesley Warren and John Cabot all spoke in favor of the request.

Mr. Reilly spoke in concern about the request.

Mr. Rahenkamp moved to approve with the condition that all Parks Department rules are met. Mr. Nelson seconded the request, which passed 6-0.

VRB05-166 PETITIONER: Alice Goslin
Missed Notice AGENT: None
Moved to LOCATION: 3204 South Himes Avenue
12/13/05 REQUEST: To reduce the rear yard setback from 20' to 10', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Virginia Park