

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

DRAFT AGENDA

I. SILENT ROLL CALL

John Weiss, Chair; James Catalano, Vice-Chair; Eric Rahenkamp; Ana Wallrapp; Melanie Higgins; Tom Cheshire; Randy O'Kelley were all in attendance. Mary Danielewicz-Bryson, LDC; Eric Cotton, LDC; David Reilly, Parks; Roger Kirk, Transportation; Rolando Santiago, Legal were in attendance.

II. APPROVAL OF MINUTES FOR December 13, 2005

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-164 Continued 2/14/06	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD: NOTE:	South Tampa Athletics, Incorporated Kristopher E Fernandez 4921 South Lois Avenue To appeal the denial of a parking waiver To reduce the number of required parking spaces Gandy/Sunbay South Case continued by the Board; Public Hearing Closed
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C. GENERAL VARIANCES

VRB05-141 Denied 6-1	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Christopher Van Wart None 3108 West Price Avenue To reduce the front yard setback from 25' to 19', with the allowed encroachment of the eaves and gutters To construct a residential addition Gandy/Sunbay South
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Mr. Van Wart introduced his case and explained the need for the garage and kitchen and the location of the tree and the issues with the insurance company. He reviewed the site plan.

Mr. Catalano stated that a certified plan, showing the location of the tree, would have been helpful. He moved to deny and was seconded by Ms. Wallrapp. The motion passed 6-1, with Mr. Cheshire voting nay.

VRB05-154 Continued 3/14/06	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD: NOTE:	Tyrus Woods Fresh Start Law Firm, Miriam L Sumter 1206 East Curtis Street To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters To create a buildable lot Southeast Seminole Heights Case continued by the Board; Public Hearing Closed
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IV. OLD BUSINESS: Continuances and Missed Notices

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB06-03 Missed Notice	PETITIONER: AGENT: LOCATION: REQUEST:	Donna Scott None 3907 South Trask Street To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
	PURPOSE: NEIGHBORHOOD:	To keep existing carport Manhattan Manor
VRB06-04 Approved 7-0	PETITIONER: AGENT: LOCATION: REQUEST:	Maria Rodriguez None 2412 Corrine Street To reduce the side yard setback from 3' to .8', with the allowed encroachment of the eaves and gutters
	PURPOSE: NEIGHBORHOOD: CONDITION:	To keep an existing carport Palmetto Beach That the carport never be enclosed

Tony Garcia, representing the petitioner, discussed the carport and how it was constructed without permits. After Board discussion, Mr. Rahenkamp moved to approve, with the condition that it not be enclosed anymore than it already has been. Ms. Wallrapp seconded the motion, which passed 7-0.

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

VRB06-12 Denied 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Alan Dobbs None 4520 West Woodmere Road To appeal the decision of the zoning administrator To allow for a variance on an approved special use Beach Park
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Mr. Dobbs explained the reason for the appeal. The site was an approved S-2 80 percent rule site plan controlled district. He showed the adopting ordinance, which prohibited variances to the setback. Mr. Dobbs argued that building separation was different than a setback.

Gloria Moreda, Zoning Administrator, discussed the language in Chapter 27 and the approved site plan, which stated that the development would adhere to all requirements of the zoning code, minus the lot width.

After Board questions, Margaret Vissi spoke against the petitioner's request and Scott MacLaren urged the Board to overturn the Zoning Administrator.

John Grandoff, the attorney that originally was involved in the 80 percent rule, stated that his recollection was that the setback issue only pertained to the side yards.

After Board discussion, Ms. Wallrapp moved to deny the request and uphold the Zoning Administrator's decision and was seconded by Ms. Higgins. The motion passed 7-0

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB06-09 Approved 7-0	PETITIONER: AGENT: LOCATION: REQUEST:	Dennis Mead None 8304 North 22 nd Street To remove a grand tree
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PURPOSE: To construct a single family home
NEIGHBORHOOD: Davis Islands

Mr. Pfeil explained his request, stating that he was withdrawing from consideration the front yard setback reduction.

Mr. Kirk stated that Transportation had no objection to the request.

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

VRB06-13 PETITIONER: Steve Silveus
Missed Notice AGENT: None
LOCATION: 4851 West Gandy Boulevard
REQUEST: To reduce the setback from 10' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a new mobile home
NEIGHBORHOOD: Gandy/Sunbay South

VRB06-15 PETITIONER: Monanaro Brothers, LLC
Approved AGENT: C Graham Carothers
7-0 LOCATION: 3120 West Santiago Street
REQUEST: To reduce the front yard setback from 25' to 8' and the rear yard setback from 15' to 3', with the allowed encroachment of the eaves and gutters, and to increase the height of a fence from 6' to 8' in the rear yard
PURPOSE: To construct a single-family home
NEIGHBORHOOD: Palma Ceia

Mr. Carothers explained the request.

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

VRB06-16 PETITIONER: Ignacio A Ferras III
Denied AGENT: Theresa Ferras
7-0 LOCATION: 5004 West San Jose
REQUEST: To reduce the front yard setback from 60' to 6', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a accessory structure
NEIGHBORHOOD: Sunset Park

Ms. Ferras explained the request and the location of the accessory structure.

Marlin Anderson, Dick Whittier and Tom Martinez all spoke against the request.

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

VRB06-17 PETITIONER: Mark Wolfson
Approved AGENT: Gary Trupp
7-0 LOCATION: 5120 West Neptune Drive
REQUEST: To reduce the side yard setback from 7' to 5', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Beach Park

Mr. Wolfson explained the request and the shape of the lot.

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

VRB06-18 PETITIONER: Nancy Alexnader
Approved AGENT: John Grandoff
7-0 LOCATION: 4914 West Dryad Street
 REQUEST: To reduce the corner yard setback from 15' to 7'
 PURPOSE: To construct a chimney
 NEIGHBORHOOD: Sunset Park

Mr. Grandoff explained the request.

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