

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

<b>MEETING DATE:</b> February 14, 2006
<b>MEETING TIME:</b> 6:30 PM
<b>LOCATION:</b> 315 East Kennedy Boulevard, 3 <sup>rd</sup> Floor, City Council Chambers

**MINUTES**

**I. SILENT ROLL CALL**

John Weiss, Chair; Eric Rahenkamp, Melanie Higgins, Randy O’Kelley and Seth Nelson were in attendance.

**II. APPROVAL OF MINUTES FOR December 13, 2005 and January 10, 2006**

Mr. Rahenkamp moved to approve and was seconded by Ms. Higgins. The motion passed 5-0.

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB05-164	PETITIONER:	South Tampa Athletics, Incorporated
Approved	AGENT:	Kristopher E Fernandez
4-1	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
	NOTE:	Case continued by the Board; Public Hearing Closed
	CONDITION:	That the 100 parking spaces all be standard, inclusive of the handicap spaces and that the approval be tied to the same type of use as the current children’s gym

Mr. Rahenkamp moved to open the public hearing and was seconded by Ms. Higgins. The motion passed 5-0.

Mr. Fernandez explained the request.

Roger Kirk, Transportation, stated that he had reviewed the plan and was comfortable with the request.

Mr. Rahenkamp moved to approve with the condition that the variance be tied to the tenant. Mr. O’Kelley seconded the motion. After Board discussion regarding the number of compact parking spaces, Mr. O’Kelley withdrew his second.

Mr. Rahenkamp moved to approve the request with the conditions that the variance be tied to the user and that there be 100 standard parking spaces. Mr. O’Kelley seconded the motion. After further Board discussion, Mr. O’Kelley withdrew his motion.

Mr. Rahenkamp moved to approve the request with the conditions that the variance be tied to the user and that there be 100 standard parking spaces, inclusive of the handicap parking spaces. Mr. O’Kelley seconded the motion. The motion passed 4-1, with Ms. Higgins voting nay.

C. GENERAL VARIANCES

IV. OLD BUSINESS: Continuances and Missed Notices

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB06-03  
Denied  
5-0

PETITIONER:	Donna Scott
AGENT:	None
LOCATION:	3907 South Trask Street
REQUEST:	To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
PURPOSE:	To keep existing carport
NEIGHBORHOOD:	Manhattan Manor

Ms. Scott explained the request and the need for the extra space provided by the carport/screened porch.

Melissa Burtoch stated that she was concerned with addition and the impact on her property.

Mr. O'Kelley moved to deny and was seconded by Ms. Higgins. The motion passed 5-0.

VRB06-13  
Withdrawn

PETITIONER:	Steve Silveus
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

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB06-21  
Withdrawn

PETITIONER:	Brier S Grieves
AGENT:	None
LOCATION:	5007 West Spring Lake Drive
REQUEST:	To remove a grand tree
PURPOSE:	To remove a tree to construct a residential addition
NEIGHBORHOOD:	None (Bel Mar Shores)

VRB06-24  
Withdrawn

PETITIONER:	James Brownrigg and Robert Wilbur, Jr
AGENT:	Joseph Kowalski
LOCATION:	3919 East Columbus Drive
REQUEST:	Appeal of Transportation Denial for Driveway
PURPOSE:	To have access on a local street
NEIGHBORHOOD:	East Tampa Business and Civic

C. GENERAL VARIANCES

VRB06-19  
Missed  
Notice

PETITIONER:	New Millennial Homes
AGENT:	Jenny Murphy
LOCATION:	2412 East 17 <sup>th</sup> Avenue

REQUEST: To reduce the side yard setbacks from 5' to 3.5', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: East Tampa Business and Civic

VRB06-20  
Missed  
Notice  
PETITIONER: New Millennial Homes  
AGENT: Anthony Galarza  
LOCATION: 916 East Ida Street  
REQUEST: To reduce the rear yard setback from 20' to 16.1, with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family residence  
NEIGHBORHOOD: Southeast Seminole Heights

VRB06-22  
Approved  
5-0  
PETITIONER: Reynaldo Gerkin  
AGENT: Timothy Powell  
LOCATION: 570 West Davis Boulevard  
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: Davis Islands  
NOTE: This case was heard first on the agenda.

Mr. Nelson moved to hear this first on the agenda and was seconded by Mr. O'Kelley.

Mr. Powell explained the variance and how he made a mistake in reading the site plan back in December.

Mr. Nelson moved to approve and was seconded by Mr. Rahenkamp. The motion passed 5-0.

VRB06-23  
Approved  
5-0  
PETITIONER: Alan Dobbs  
AGENT: None  
LOCATION: 1411 Comanche Avenue  
REQUEST: To reduce the side yard setback from 3' to 1.1', with the allowed encroachments of the eaves and gutters  
PURPOSE: To create a buildable lot  
NEIGHBORHOOD: Old Seminole Heights

Mr. Dobbs explained the need to split the lot and create infill development.

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

VRB06-25  
Continued  
5-0  
PETITIONER: Lisa Letizio and Paul Jackson  
AGENT: M Hawari  
LOCATION: 3001 West San Rafael Street  
REQUEST: To reduce the side yard setback from 7' to 6.3' and the rear yard from 20' to 9.6', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Palma Ceia

Mr. Jackson explained his variance request.

The Board discussed the aspect of having a detached garage and not needing the variance.

Mr. Nelson moved to approve and was seconded Mr. Rahenkamp. The motion passed 5-0.

## VI. ELECTIONS

Rolando Santiago discussed the election rules and the need for the Board to waive the requirement that all Board members need to be present.

Mr. Nelson moved to waive the rule and was seconded by Ms. Higgins.

Mr. Nelson moved to nominate Mr. Rahenkamp as Chair and was seconded by Ms. Higgins. The motion passed 5-0.

Mr. Rahenkamp moved to nominate Ms. Higgins as Vice-Chair and was seconded by Mr. Nelson. The motion passed 4-1, with Mr. O'Kelley voting nay.

Eric,

I don't have everyone's e-mail, so if you could pass this along I'd appreciate it.

Dear Colleagues,

On Tuesday, we will be electing a chair and vice chair for 2006. I put my name into the chairman mix for the following reasons:

- 1) I am willing to serve the VRB and the people of Tampa, in this capacity
- 2) I think shared responsibility is good
- 3) I am concerned by the message we send when an outspoken, zealous neighborhood advocate and association president holds the chairmanship of the board
- 4) I would like to see the board run more efficiently, while being fair to everyone, processing each case in as little time as is necessary
- 5) I am concerned when local knowledge such as a site visit is used to promote a case when the applicant stated no such hardships in their application. For instance; on Church Street, a Virginia Park resident listed and presented "refurbishing and old car" and "storing expensive wood" as their hardships for requiring a 23' (+/-) detached garage on the property line. When the momentum was going against the applicant, the chairman used personal knowledge to create the case for a variance based on tree locations. The applicants never mentioned trees. I'm concerned that someone from another location, less convenient to visit, and not within the chairman's neighborhood association, may not have been afforded the same luxury.
- 6) Although I normally do visit some of the properties, as many of you do as well, I will keep this information to myself unless it directly affects the case, and needs to be brought up. Otherwise, I will proceed through the docket as efficiently as possible.
- 7) I will avoid stretching our jurisdiction into matters pertaining to building aesthetics, building code compliance or permit protocol
- 8) I will promote decreasing the initial presentation from 15 minutes to 10. I've noticed that after about 8 minutes, many points are repeated anyhow. If 15 cases are heard, that's up 75 minutes that can be taken off of the agenda without diminishing the effectiveness of the process. Besides, we can always grant 3 minute extensions if needed.
- 9) I will respect the dignity of each presenter
- 10) I will respect the time of those who serve as well as those who present

Please be certain that I have no hard feelings toward anyone, and I can cooperate with this excellent board regardless of the vote on Tuesday.

Thanks Eric, and please count me in for the Humane Society at my usual rate.