

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

MEETING DATE: March 13, 2007 MEETING TIME: 6:30 PM LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers
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MINUTES

I. SILENT ROLL CALL

Melanie Higgins, Seth Nelson, Randy O’Kelly, John Weiss, Antonio Amadeo, Tom Cheshire

II. APPROVAL OF MINUTES FOR February 13, 2007

Correction to minutes noted by John Weiss. He indicated that the minutes should read that he voted Nay to item number 9.

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

- A. ADMINISTRATIVE APPEALS
- B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

IV. OLD BUSINESS: Continuances and Missed Notices

- A. ADMINISTRATIVE APPEALS
- B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES
- C. GENERAL VARIANCES

- 1. PETITION: VRB06-123
PETITIONER: Martin McGowan
LOCATION: 2527 W Palm Dr
REQUEST: To reduce the rear yard setback from 15’ to 2.5’, side yard setback from 7’ to 2.5’ with the allowed encroachment of the eaves and gutters, and to remove a grand tree.
PURPOSE: To build two-story residential structure.
NEIGHBORHOOD: Bayshore Gardens

Petitioner sent a fax 3/13/07 withdrawing the variance request.

V. NEW BUSINESS

- A. ADMINISTRATIVE APPEALS
- B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES
- C. GENERAL VARIANCES

2. PETITION: VRB07-24
 PETITIONER: Sheryl Herold
 LOCATION: 4701 N Boulevard
 REQUEST: Rear Yard from 20' to 10'.
 PURPOSE: To retain a residential addition

Michael Haynes spoke as to his request of a variance. Showed site plan on the Elmo. Explained how he enclosed existing porch. Had letter of support from neighbors. Showed pictures of the neighborhood. Weiss and O'Kelly asked questions of the petitioner, and staff. Nelson spoke to the reasons why this should be approved. Nelson moved to approve. Seconded by Amadeo. Motion passed 4-2 with Cheshire and O'Kelly voting Nay.

3. PETITION: VRB07-25
 PETITIONER: Carlos A Rivera Morales
 LOCATION: 4008 Ohio Avenue
 REQUEST: Front Yard setback 25' to 13.5'.
 PURPOSE: To construct a 2 car carport.
 NEIGHBORHOOD Gandy/Sun Bay South

Mr. Morales spoke to the variance request. Showed site plan showing the carport and why it was built without permits. Showed pictures of carport. Letters in support of carport and that it does not block view of the neighbors. Received and filed pictures and letters. Roger Kirk asked to strike his comments from the record. The fence would need to remain. John Weiss asked questions of the petitioner about the access to the garage. Cheshire moved to deny based on not meeting hardship criteria number 1, 2, 4, and 5. Weiss seconded. Motion passed 5-1 with Nelson voting Nay.

4. PETITION: VRB07-26
 PETITIONER: Andy Lynch
 LOCATION: 77-81 East Davis Blvd.
 REQUEST: An appeal to the VRB on a Zoning Administrators Decision.
 PURPOSE: An appeal of the Zoning Administrators decision on an Substantial change..
 NEIGHBORHOOD Davis Island Civic Association

***Note: Cannot be heard per City of Tampa's Legal Department**

5. PETITION: VRB07-27
 PETITIONER: Alan Dobbs
 LOCATION: 507 W Henry Ave
 REQUEST: To reduce the front yard setback from 26' 10" to 15', sideyard setback from 7' to 6', with the allowed encroachment of the eaves and gutters.
 PURPOSE: To construct a 2-car garage and residential addition.
 NEIGHBORHOOD Old Seminole Heights.

Alan Dobbs, the agent for the petitioner, presented the case and showed pictures on the Elmo showing the existing house and how the house sits on the property. Spoke to the Uniqueness of the property. Showed pictures of other homes that are very close to the right of way. Submitted letter from the neighbors on both sides, saying that they have not objections. Received and filed letter and pictures. Nelson asked questions of the petitioner about the need for a two car garage. Randy Barren, Seminole Heights Neighborhood Association spoke about his concerns of the variance, the mass, and the garage located to the front of the property. Susan Long spoke in objection to the petition. Mr. Dobbs spoke in rebuttal to the objections. Asked for a continuance

to next available meeting. Amadeo moved to continue to April 10, 2007. Seconded by Cheshire. Motion passed 6-0.

6. PETITION: VRB07-29
PETITIONER: William Troutman
LOCATION: 1110 W Coral Street
REQUEST: To reduce the rear yard setback from 20' to 7', with the allowed encroachment of the eaves and gutters.
PURPOSE: To build residential addition.
NEIGHBORHOOD: Riverside Heights

Thayer Hersom presented the case and showed site plans on Elmo. William Troutman spoke as the owner of the property. Wants to remove two old structures on the property and build one structure. The addition would take up less space than the two other structures. O'Kelly asked the petitioner what the front yard setback is. Amadeo feels that the property is unique and singular because of the large front setback and meets several of the hardship criteria. Weiss spoke as to the need for the second story on the addition? Nelson made a motion to continue to the April 10th meeting. Seconded. Motion passed 6-0.

7. PETITION: VRB07-30
PETITIONER: Robert Canton
LOCATION: 2610 W. Prospect Rd
REQUEST: To reduce side yard setback from 7' to 3.9', reduce rear yard setback from 20' to 2.1', and increase height from 15' to 22', with the allowed encroachments of eaves and gutters.
PURPOSE: To construct an addition to an accessory structure.
NEIGHBORHOOD: New Suburb Beautiful

Mr. Canton spoke to the need for a variance for the accessory structure and the historic nature of the house. Received and filed letter in support from Margaret Beasey. Roger Kirk spoke as to the possible need to put sidewalks along Neptune Ave. Amadeo moved to approve this request. Seconded by Cheshire. Motion passed 6-0.

8. PETITION: VRB07-32
PETITIONER: David Delaney
LOCATION: 2606 W Jetton Avenue
REQUEST: To reduce side yard setback from 3' to 1.1', reduce rear yard setback from 3' to .7', and increase height from 15' to 19.5', with the allowed encroachments of eaves and gutters.
PURPOSE: To construct an addition to an accessory structure.

Mr. DeVaney spoke as for the need for the variance. Showed pictures on the Elmo of the existing structure. Showed pictures of other accessory structures in the neighborhood. Nelson ask what the hardship of needing the extra living space? Cheshire spoke to meeting the standard of the neighborhood. Amadeo moved to approve. Seconded by Cheshire. Board discussion. Weiss does not believe that it meets the hardship criteria. Motion passed 4-2. With Nelson and Weiss voting nay.

C. ANNUAL ELECTION OF THE CHAIR TO THE VRB.

The election was postponed for two months until a full board can be appointed.

