



**Variance Review Board
City Council Chambers
City Hall
315 E. Kennedy Blvd, Third Floor
Tampa, Florida 33602**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

IF YOU DECIDE TO ASK FOR A REVIEW OF THE DECISION OF THE VARIANCE REVIEW BOARD, YOU WILL NEED TO APPLY TO THE CITY OF TAMPA CITY CLERK'S OFFICE NO LATER THAN TEN BUSINESS DAY'S AFTER THE ORAL DECISION IS MADE.

May 10, 2011 DRAFT MINUTES

- I. **SILENT ROLL CALL:** Sue Lyon, Randy Baron, Steve LaBour (Chair), Antonio Amadeo, Lucinda Utter.
- II. **APPROVAL OF MINUTES** for April 12, 2011 Public Hearing moved by Mr. Baron and seconded by Ms. Lyon. The motion carried unanimously.

Mr. LaBour then went over the rules and procedures for the public hearing and the appeal process. He went over the staff in attendance, Ernie Mueller, Assistant City Attorney; Eric Cotton, Land Development Coordination; Mary Danielewicz-Bryson, Land Development Coordination; Jonathan Scott, Transportation.

Mr. LaBour asked staff if there was any information regarding the agenda. Staff stated that VRB11-33 4404 West Price Street had mis-noticed and was moved to the June 14, 2011 public hearing and VRB11-39, 209 Blanca Avenue was withdrawn.

Ernie Muller swore in all witnesses and went over exparte communications for the board.

III. NEW BUSINESS

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

APPLICATION: VRB11-33
APPLICANT: Daryl Dempsey
LOCATION: 4404 West Price Street
REQUEST: To reduce the side yard setback from 7' to 3' and the rear yard setback from 20' to 16', with the allowed encroachment of the eaves and gutters

PURPOSE: To increase the square footage of an existing accessory structure
NEIGHBORHOOD: Gandy/Sunbay South
This mis-noticed and has been administratively moved to the June hearing.

APPLICATION: VRB11-35
APPLICANT: Bill Carley/Joe Brancucci
AGENT: John Lapsley
LOCATION: 4316 West Robin Lane
REQUEST: To reduce the corner yard setback from 15' to .4'
PURPOSE: To construct a pool enclosure
NEIGHBORHOOD: Beach Park

Staff introduced the case, showed pictures and aerial photos.

Mr. Lapsley went over the case and explained the need for the variance. He stated that staff did the tree survey for them and requested specific notes, which were added to the plan.

The Board asked questions regarding the landscaping and other locations. The Mr. Lapsley clarified that the enclosure was for a koi pond and that they had tried other methods of protecting the fish (netting), but had failed.

David Stephanie of 4310 West Robin Lane spoke in favor of the request.

Patricia Dickenson of 4313 Robin Lane spoke in favor of the request.

After further Board discussion, Mr. Baron moved to approve and was seconded by Ms. Utter. The motion passed 5-0.

APPLICATION: VRB11-36
APPLICANT: Jeffery Hagwood
LOCATION: 195 Corsica Street
REQUEST: To reduce the front yard setback from 25' to 22' and the side yard setback from 7' to 3', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a carport
NEIGHBORHOOD: Davis Islands

Staff introduced the case and showed photos and an aerial photo and the site plan. He indicated that Land Development Coordination/Tree and Landscape and Transportation had issues that would be addressed at the time of permitting.

Nancy Fosnaught, property owner, addressed the board and showed the site plan to the board and explained the hardship. The applicant stated that they are moving the carport to the front to create a play area in the rear for their children. The water and electric utilities prohibit locating the carport in another area and there are trees on the north. She showed

others in the neighborhood and indicated that existing driveway and detached garage were going to be removed and green space created.

Mr. Baron asked if they would agree to not enclose the carport. The applicant agreed.

Staff stated that they did receive a letter of opposition that was not signed and there was no return address.

Mr. Amadeo moved to approve with the condition it not be enclosed and was seconded by Mr. Baron. The motion passed 5-0.

APPLICATION: VRB11-37
APPLICANT: James Scobee
LOCATION: 2808 West Averill Avenue
REQUEST: To reduce the front yard setback from 25' to 12',
with the allowed encroachment of the eaves and
gutters
PURPOSE: To construct a front porch
NEIGHBORHOOD: Ballast Point

Staff introduced the case and showed photos and an aerial photo.

Mr. Scobee addressed the board. He is his mother's full time caregiver. Mr. Scobee indicated he removed the front porch due to safety issues. He then showed historic photos of the home, dating from 1960 to the 1990s. Mr. Scobee showed photos of other porches and carports in the neighborhood. The main purpose for the porch is to enter and exit the house safely.

Mr. Baron moved to approve the application with the condition that the porch not be enclosed was seconded by Mr. Amadeo. The motion carried 5-0.

APPLICATION: VRB11-38
APPLICANT: Elised and Elizabeth Elorza
LOCATION: 3310 South San Miguel Street
REQUEST: To reduce the rear yard setback from 5' to 3'
PURPOSE: To construct a pool and pool cage
NEIGHBORHOOD: Palma Ceia West

Staff introduced the case and showed photos and an aerial photo. Land Development Coordination/Tree and Landscape are recommending the palm trees be relocated.

Mr. Elorza addressed the board and stated that there are electrical lines in the rear and Tampa Electric requires a pool cage to be built when that close to the power lines. He reviewed the site plan and the past permit history on the lot.

Susan Vaghan, 3311 West San Jose street, spoke against the request.

After Board discussion, Mr. Baron moved to approve and was seconded by Mr. Amadeo. The motion passed 5-0.

APPLICATION: VRB11-39
APPLICANT: James and Peggy Davis
LOCATION: 209 Blanca Avenue
REQUEST: Increase height of a fence from 6' to 8' along the side and rear property lines
PURPOSE: To increase the height of a fence
NEIGHBORHOOD: Davis Islands
This case was withdrawn.

APPLICATION: VRB11-40
APPLICANT: Rebecca Lane and Freda Crewdson
LOCATION: 3506 West Barcelona Street
REQUEST: To reduce the rear yard setback from 5' to 2', with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a pool and screen enclosure
NEIGHBORHOOD: Palma Ceia Park

Staff introduced the case and showed photos and an aerial photo. Staff reviewed previous variances which were granted by the Board or administratively.

Craig Lane, 3505 West Granada Street, reviewed the request and spoke of the reasons why the variance is needed, listing a medical hardship, the two grand trees and the existing guest house on the adjoining property line. He submitted letters in support, north east and west neighbors.

Ms. Crewdson, 3506 West Barcelona Street explained the reasons as to why she need to the pool.

Mr. Baron moved to approve the variance and was seconded by Ms. Lyon. The motion passed 5-0.

APPLICATION: VRB11-41
APPLICANT: Chance Langford
LOCATION: 309 West Osborne Avenue
REQUEST: To reduce the rear yard setback from 20' to 2' with the allowed encroachment of the eaves and gutters
PURPOSE: To construct a residential addition
NEIGHBORHOOD: Southeast Seminole Heights

Staff introduced the case and showed photos and an aerial photo and a site plan.

Mr. Langford addressed the board and explained the need for the residential addition.

Mr. LaBour asked that if there is a condition that it be only a single story. Staff stated that if the condition was placed, the new owner would need to ask for a variance. After Board discussion, the applicant committed to a single story addition.

Mr. Baron moved to approve and was seconded by Ms. Utter. Ms. Lyon asked about the second story. Mr. Amadeo moved to amend the motion to allow for a second story and was seconded by Ms. Lyon. The amendment passed 4-1, with Mr. LaBour voting nay. The original motion to approve the setback then passed 4-1, with Mr. LaBour voting nay.

Adjourned at 8:34.