



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

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE VARIANCE REVIEW BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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 APPEAL A DECISION OF THE VARIANCE REVIEW BOARD, YOU WILL NEED TO APPLY TO THE CITY OF TAMPA CITY CLERK'S OFFICE NO LATER THAN SEVEN BUSINESS DAY'S AFTER THE ORAL DECISION IS MADE. YOU WILL NEED TO OBTAIN A COMPLETE COPY OF THE RECORD FOR YOUR APPEAL.

Minutes

(as of December 9, 2008)

MEETING DATE: December 9, 2008

MEETING TIME: 6:30 PM

I. ROLL CALL

Members Present: Antonio Amadeo, Chair; Randy Baron, Randy O'Kelley, Nicholas Bradford, Sue Lyon, Lucinda Utter

Staff Present: Towanda Anthony (LDC), Eric Cotton (LDC), Ernie Mueller (Legal), Roger Kirk (Transportation)

II. APPROVAL OF MINUTES FOR November 18, 2008

Mr. O'Kelley moved to approve and was seconded by Mr. Bradford. The motion passed 7-0.

III. ADMINISTRATIVE APPEALS

IV. OLD BUSINESS: Cases Continued/ Mis-Notice

V. NEW BUSINESS

A. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

PETITION: VRB09-08

PETITIONER: Martha T Martinez
AGENT: Not Applicable
LOCATION: 1601 W Kennedy Boulevard
REQUEST: To increase the allowable sign square footage from 362.5 square feet to 740 square feet
PURPOSE: To allow for 3 additional signs
NEIGHBORHOOD: North Hyde Park Civic

Martha Martinez presented her case, breaking down the individual signage square footage.

The Board questioned the types of signs (illuminated/non-illuminated) and the number of signs on the property.

Mr. LaBour moved to approve the request and was seconded by Mr. O'Kelley. The motion passed 7-0.

B. GENERAL VARIANCES

PETITION: VRB09-01
PETITIONER: Jeff Mollett/ Emily D Thompson
AGENT: Not Applicable
LOCATION: 6959 S Manhattan Avenue
REQUEST: To reduce the rear yard setback from 20' to 0' and the north side yard setback from 7' to 0'.
PURPOSE: To retain existing shed and deck
NEIGHBORHOOD: Civic Association of Port City

Mr. Mollett explained his request. He explained the construction of the shed in the location where it was located. The construction expanded beyond its original scope and eventually became an outdoor entertainment center.

Mr. Bradford asked what was the hardship for the development and Mr. Mollett stated that he did not have one. Mr. Bradford then asked for the hardship specifically for the shed, which Mr. Mollett explained was the depth of his backyard.

Mr. LaBour stated that the tree probably effected his ability to build the deck on the other side of his property.

Mr. O'Kelley moved to deny the request and was seconded by Mr. Baron. The motion passed.

PETITION: VRB09- 03
PETITIONER: Karen and Paul Davis
AGENT: Madison Construction
LOCATION: 3812 San Juan Street
REQUEST: To reduce rear yard setback from 20' to 8'.
PURPOSE: To re-construct garage and construct porch
NEIGHBORHOOD: Virginia Park Residential

Mr. Davis explained the age of the structure and the demolition of the previous garage. He explained the need for the placement of the garage at the location shown on the site plan.

Dustin Thomas showed a computerized, 3D view of the proposed garage.

Questions were asked about the need for the porch and its purpose. Discussion ensued over pool access and aesthetics.

Mr. LaBour supported the garage request, but could not support the veranda/porch request. Mr. Bradford agreed with the statement.

Mr. Baron moved to continue the case to the January 13, 2009 hearing, and was seconded by Mr. LaBour. The motion passed 7-0.

PETITION: VRB09-04
PETITIONER: Kent Runnells, P.A.
AGENT: Not Applicable
LOCATION: 3903 W Angeles Street
REQUEST: To reduce west side yard setback from 7' to 3'.
PURPOSE: To construct garage and residential addition
NEIGHBORHOOD: Palma Ceia West

Mr. Runnells explained the variance request, stating that the property owners had a handicapped child that suffered from the elements when existing in and out of the vehicle due to the garage configuration.

Mr. Bradford questioned the second story and was told that the second story did not need to variance.

Mr. O'Kelley moved to approve with a condition that the setback reduction was for the first floor only and was seconded by Mr. Baron. The motion passed 7-0.

PETITION: VRB09-05
PETITIONER: Scott and Michele Shapiro
AGENT: Not Applicable
LOCATION: 3416 West McKay Avenue
REQUEST: To increase wall height from 36" to 79.2".
PURPOSE: To complete existing privacy wall
NEIGHBORHOOD: Golfview Civic & Garden

Mr. Shapiro explained his variance request and the approval of the wall by City staff by error. Mr. Shapiro showed traffic counts for Himes Avenue and the need for the wall as a result of the traffic.

Mr. Shapiro showed pictures of the wall and other walls within the area.

Lee Grizzard spoke in support of the requested wall. She indicated that the property has been improved since the Shapiro's purchased the home.

Kathy Alvarez spoke in support of the requested wall.

Mr. Baron moved to approve the request and was seconded by Mr. Bradford. Mr. LaBour indicated that he would not support the request and did not find that the wall in the front yard was within character of the neighborhood. The motion passed 5-2, with Mr. LaBour and Ms. Lyon voting nay.

PETITION: VRB09-06
PETITIONER: Eugene Chip Weiner
AGENT: Not Applicable
LOCATION: 3715 Tacon Street
REQUEST: To reduce rear yard setback from 20' to 0' and
reduce west side yard setback from 7' to 5.98'.
PURPOSE: To vest existing residence and construct porch
NEIGHBORHOOD: Virginia Park

Mr. Weiner explained his request, showing the existing detached garage and the need for the variance to attach the detached structure to the main structure with a porch.

Mr. LaBour asked if Mr. Weiner would accept a condition that the porch never be air conditioned.

There was Board discussion regarding the hardship.

Mr. O'Kelley moved to approve the request with the condition that the porch never be enclosed into air conditioned space and was seconded by Mr. Baron. The motion failed 3-4, with Mr. Bradford, Ms. Udder, Ms. Lyon and Mr. LaBour voting nay.

Mr. Baron moved to suspend the rules and was seconded by Mr. Bradford. The motion passed 7-0.

Mr. Baron moved to open the public hearing and was seconded by Mr. Bradford. The motion passed 7-0.

Mr. Baron moved to continue the hearing to January 13, 2009,

Mr. Baron moved to continue the case until the January 13, 2009 hearing and was seconded by Mr. Bradford. The motion passed 7-0.

VI. BOARD ORGANIZATIONAL MATTERS