

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

**MEETING DATE:** March 8, 2005

**MEETING TIME:** 6:30 PM

**LOCATION:** 315 East Kennedy Boulevard, 3<sup>rd</sup> Floor, City Council Chambers

**I. SILENT ROLL CALL**

Members Present: John Weiss, Chair; James Catalano, Vice-Chair; Eric Rahenkamp, Ana Wallrapp, Randy O'Kelley, Melanie Higgins, Tom Cheshire

**II. APPROVAL OF MINUTES FOR February 8, 2005** – Approved 7-0

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB05-19	PETITIONER:	Andrew L Sirna
6-1	AGENT:	None
Continued	LOCATION:	5701 River Terrace
	REQUEST:	To reduce the rear yard setback from 20' to 0' and the side yard setback from 7' to 0'
	PURPOSE:	To keep an existing wood deck
	NEIGHBORHOOD:	Old Seminole Heights

Andy Sirna explained that the pool was built in 1989 with a deck. He stated that he expanded the deck in 1995/96 and it was built to code at the time. He reviewed a number of pictures of the property.

Cindy Hickey, Sammy Madden, Roger Theo and Geraldine Holloway all spoke against the variance.

Mr. Sirna claimed that statements made by Ms. Holloway were false and misleading. He provided an affidavit from a fill company regarding the need for additional dirt on his site from erosion.

There was Board discussion regarding the numerous emails, change of rules regarding decks and such.

Mr. Rahenkamp moved to continue, with the request that Dave Jennings and Clifford Smith be at the next hearing to discuss the issues they raised. Ms. Wallrapp seconded the motion.

Mr. Catalano moved to amend the request to state that a determination of the wetlands must be made, the location of propane tank and the code in 1996.

Mr. Rahenkamp and Ms. Wallrapp accepted the amendment, which passed 6-1, with Mr. Cheshire voting nay.

**IV. OLD BUSINESS: Continuances and Missed Notices**

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

**V. NEW BUSINESS**

**A. ADMINISTRATIVE APPEALS**

**B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES**

VRB05-42	PETITIONER:	Prasad Inc
6-1	AGENT:	Todd Pressman
Approve	LOCATION:	2520 North 50 <sup>th</sup> Street
	REQUEST:	Increase the height to 35' to 36', decrease the setback from 10' to 2' and increase the square footage from 50 square feet to 185 square feet
	PURPOSE:	To replace a sign taken by FDOT
	NEIGHBORHOOD:	None (Florence Village/Beasley/Oak Park)

Todd Pressman presented his case, showing it was a taking from FDOT. Mr. Holloway, attorney, assisted with some clarification.

Mr. Cheshire moved to approve and was seconded by Mr. Rahenkamp. The motion passed 6-1, with Mr. O'Kelley voting nay.

**C. GENERAL VARIANCES**

VRB05-35	PETITIONER:	Keith Bricklemyer
7-0	AGENT:	None
Approved	LOCATION:	35 Adalia Avenue
	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:	Davis Islands

Keith Bricklemyer explained his request.

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

VRB05-36	PETITIONER:	Thomas Maiolo
Missed Notice	AGENT:	None
	LOCATION:	905 East Caracas Street
	REQUEST:	To reduce the side yard setback from 10' to 1', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To reconstruct a detached garage
	NEIGHBORHOOD:	Southeast Seminole Heights

VRB05-37	PETITIONER:	Rick Hoyt
Missed Notice	AGENT:	None
	LOCATION:	2212 Davis Street
	REQUEST:	To increase fence height to 6 feet
	PURPOSE:	Increase fence height
	NEIGHBORHOOD:	Palmetto Beach Community Association

VRB05-38	PETITIONER:	Ron Brown
6-1	AGENT:	None
Approved	LOCATION:	712 West Adalee
	REQUEST:	To reduce the side yard setback from 7' to 4.5', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Riverside Heights

Ron Brown explained his request to the Board, stating he needed more room for an expanding family.

Mr. O'Kelley moved to approve and was seconded by Ms. Wallrapp. The motion passed 6-1, with Mr. Cheshire voting nay.

VRB05-39	PETITIONER:	Gary Simmons and James Digvido
Continued	AGENT:	Rachel Russo
Application	LOCATION:	4014 West Azeele Street
Incomplete	REQUEST:	To reduce the rear yard setback from 20' to 6', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a pool cage
	NEIGHBORHOOD:	Swann Estates

VRB05-40	PETITIONER:	New Millennial Homes
7-0	AGENT:	Sara Pyfrom
Approved	LOCATION:	2326 West Pine Street
	REQUEST:	To reduce the side yard setbacks from 5' to 3', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a single family home
	NEIGHBORHOOD:	Old West Tampa

Sara Pyfrom explained the request.

Roger Kirk, Transportation, expressed his concerns.

Vanessa Davis objected to the variance request.

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

VRB05-41	PETITIONER:	Mark S Krejci
7-0	AGENT:	Mark Bentley, Esquire
Denied	LOCATION:	4007 West Obispo Street
	REQUEST:	To increase the height of a wall from 6' to 8'
	PURPOSE:	To increase the height of a wall
	NEIGHBORHOOD:	None (Virginia Park sent notice)

Mark Bentley explained the request and reviewed a site plan. He explained the fence was for additional privacy. He submitted and reviewed photos.

Dorothy Canasi and Bobbie Royak spoke against the variance.

Mr. Bentley requested a continuance to discuss it with the neighbors.

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

VRB05-43	PETITIONER:	Blake/Ezell Development 001, LLC
6-1	AGENT:	William Ezell
Approved	LOCATION:	5805 3 <sup>rd</sup> Street
	REQUEST:	To increase fence height from 3' to 6'
	PURPOSE:	To increase fence height
	NEIGHBORHOOD:	Ballast Point
	CONDITION:	That the fence have a setback of 5' and that 30" shrubs, in a continuous line, be planted between the fence and the right-of-way

William Ezell discussed the history of the lot and how Gloria Moreda had suggested to the previous owner that they designate MacDill the rear yard through the rezoning process. Mr. Ezell reviewed photos and plans of other properties.

After Board discussion, Mr. Rahenkamp moved to approve with a required setback of 5' and that 30" shrubs be planted between the fence and the right-of-way line. Mr. Catalano seconded the motion which passed 6-1. Mr. Cheshire voted nay.

VRB05-44	PETITIONER:	John K Shepard
7-0	AGENT:	None
Approved	LOCATION:	1222 South Roxmere Road
	REQUEST:	To reduce the side yard setback from 7' to 2' and the rear yard setback from 20' to 13.35', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Culbreath Bayou

John Shepard reviewed his request and explained he was back before the Board.

Ric Perez explained the reasoning for the request and why the previous variance did not “work”.

Mr. Rahenkamp moved to approve and was seconded by Mr. Catalano. The motion passed 6-1, with Mr. O’Kelley voting nay.

VI. **ADJOURNMENT**