

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

**MEETING DATE:** September 20, 2005

**MEETING TIME:** 6:30 PM

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

**I. SILENT ROLL CALL** – John Weiss, Chair; Eric Rahenkamp, Anna Wallrapp, Randy O’Kelley, Melanie Higgins, Seth Nelson and Steve LaBour were in attendance. Tom Cheshire and James Catalano were absent. Staff in attendance were Rolando Santiago, Legal; Dave Jennings, CSC; David Reilly, Parks; Roger Kirk, Transportation; Eric Cotton, LDC.

**II. APPROVAL OF MINUTES FOR August 9, 2005**

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

**A. ADMINISTRATIVE APPEALS**

VRB05-75 Continued By Staff	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Norman Murray, Junior David Smith 811-817 East Paris Street and 6007 King Street To reduce the finished floor from 18” to 8” To keep existing as-built structures Old Seminole Heights
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**B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES**

VRB05-103 Continued 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Heidi and Tony Land None 206 South Coolidge Avenue To remove a protected tree To remove a tree and construct a residential addition Beach Park
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Ms. Land asked for a continuance in order for her husband to be present at the hearing. Mr. Rahenkamp moved to continue and was seconded by Ms. Higgins. The motion passed 7-0.

VRB05-119 Continued 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Valerie Thomas None 1008 East Yukon Street To remove a grand tree To construct a single family home Sulphur Springs
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The petitioner requested a continuance in order to develop a different site plan. The motion to continue was made by Mr. LaBour and seconded by Ms. Wallrapp. The motion passed 7-0.

**C. GENERAL VARIANCES**

VRB05-65 Continued 6-1	PETITIONER: AGENT: LOCATION: REQUEST:  PURPOSE: NEIGHBORHOOD:	Roosevelt and Delorius Lester None 3209 East Frierson Avenue To reduce the front yard setback from 18’ to 0’, with the allowed encroachments of the eaves and gutters To keep an existing (unpermitted) carport East Tampa
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Tom Rutherford, representing the petitioners, asked for a continuance until November 15, 2005. The motion to continue was made by Ms. Wallrapp and seconded by Mr. LaBour. The motion passed 6-1, with Ms. Higgins voting nay.

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

**A. ADMINISTRATIVE APPEALS**

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

**C. GENERAL VARIANCES**

VRB05-84	PETITIONER:	C Todd Alley and Cynthia Holloway Alley
Denied	AGENT:	John Grandoff and Roy Ford
7-0	LOCATION:	184 Baltic Circle
	REQUEST:	To reduce the side yard setback from 7' to 4'
	PURPOSE:	To keep an existing rock climbing wall
	NEIGHBORHOOD:	Davis Islands

Roy Ford argued the hardship criteria and consistency with the Comprehensive Plan.

Gordon Schiff and Walter Trumblee argued against the request.

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

VRB05-86	PETITIONER:	Franklin Cruz
Missed Notice	AGENT:	None
	LOCATION:	211 West Frances Avenue
	REQUEST:	To reduce the side yard setback from 7' to 3' and the rear yard setback from 20' to 7', with the allowed encroachment of eaves and gutters
	PURPOSE:	To construct an accessory structure greater than 750 square feet
	NEIGHBORHOOD:	Tampa Heights

VRB05-88	PETITIONER:	Florida Shed Company
Denied	AGENT:	None
7-0	LOCATION:	3706 North Clearfield Avenue
	REQUEST:	To reduce the side yard setback from 7' to 3' and rear yard from 20' to 3', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct an accessory structure greater than 750 square feet
	NEIGHBORHOOD:	Tampa Heights

Joel Wendt, the property owner, explained the variance request and the need for additional storage.

Mr. Kirk expressed concerns over the sight triangle.

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

VRB05-110	PETITIONER:	Scott Kelyman
Continued	LOCATION:	3117 West San Jose Street
4-3	REQUEST:	To reduce the side yard setback from 7' to 4' and the rear yard setback from 20' to 13', with the allowed encroachment of the eaves and gutters
	PURPOSE:	Construct a two-story residential addition
	NEIGHBORHOOD:	Palma Ceia

Scott Kelyman reviewed the site plan and explained the issue with the grand oak.

Ms. Wallrapp moved to approve and was seconded by Mr. O'Kelley. After Board discussion, the motion was withdrawn.

Ms. Wallrapp moved to continue and was seconded by Mr. Rahenkamp, who requested a detailed site plan, elevations, and the use of the space. After further discussion, Mr. Rahenkamp withdrew his second. The motion to continue was seconded by Mr. LaBour and passed 4-3, with Mr. Weiss, Mr. Rahenkamp and Ms. Higgins voting nay.

VRB05-114	PETITIONER:	Randall and Deborah Zomermaand
Approved	AGENT:	Madison Construction

7-0	LOCATION: REQUEST:	105 Bermuda Avenue To reduce the front yard setback from 25' to 22.5' and the side yard setback from 7' to 5', with the allowed encroachment of the eaves and gutters
	PURPOSE: NEIGHBORHOOD:	To construct a two-story residential addition Davis Islands

Mr. Zommermaand explained the requested variance.

Elizabeth Carr, Connie Horner and Joanne Ferlita all spoke in favor of the request. Kim Miller spoke against.

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

## V. NEW BUSINESS

### A. ADMINISTRATIVE APPEALS

VRB05-124 Approved 7-0	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Alicia Colon None 111 West Hanlon Street Appeal of a denial for alternative concept To keep an existing addition Old Seminole Heights
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Ms. Colon explained the request and why it was built with no permits.

After Board discussion, Mr. Nelson moved to approve the alternative design concept and was seconded by Mr. Rahenkamp. The motion passed 7-0.

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

VRB05-125 Withdrawn	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Melibe Tardawether None 3625 West Gandy Boulevard To reduce the number of parking spaces To construct a commercial addition Fair Oaks/Manhattan Manor
VRB05-126 Missed Notice	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	Tara Le None 5903 South 6 <sup>th</sup> Street Remove a grand oak To construct a single family home Gandy/Sun Bay South
VRB05-127 Approved 4-3	PETITIONER: AGENT: LOCATION: REQUEST: PURPOSE: NEIGHBORHOOD:	New Millennial Homes Jenny Murphy 919 East Castle Court To remove a grand oak To construct a single family home North Tampa Community and Civic Association

Ms. Murphy explained the need for the tree removal and that it was not a grand tree after a second visit.

Mr. Reilly explained his determination.

Mr. Jennings explained that he felt that there was still reasonable use of the property.

Ms. Wallrapp moved to approve and was seconded by Mr. Rahenkamp. The motion passed 4-3, with Ms. Higgins, Mr. LaBour and Mr. Weiss voting nay.

VRB05-128 Continued 7-0	PETITIONER: AGENT: LOCATION:	Culbreathe Isles Civic Association Mark Connolly, Esquire 1116 Culbreathe Isles Drive
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REQUEST: To remove a protected oak  
PURPOSE: To remove a protected oak in order to repair/replace a wall  
NEIGHBORHOOD: Culbreathe Isles

Mr. Connolly explained the request and the need for the tree removal.

Carolyn Harbart and Ronald Schon spoke in favor of the request.

Mr. Nelson moved to approve and was seconded by Ms. Wallrapp. The motion failed 3-4. Mr. Nelson then moved to continue and was seconded by Ms. Wallrapp. That motion passed 7-0.

VRB05-134      PETITIONER: Northern Tool and Equipment  
Approved      AGENT: Nanci Cernak  
5-2      LOCATION: 3906 West Hillsborough Avenue  
REQUEST: To increase the amount of square footage for a sign from 240 square feet to 672 square feet  
PURPOSE: To install new signs on an existing building  
NEIGHBORHOOD: Drew Park Alliance

Ms. Cernak explained the request and the measuring system of the City.

Mr. LaBour moved to approve and was seconded by Mr. Nelson. The motion passed 5-2, with Ms. Higgins and Ms. Wallrapp voting nay.

VRB05-140      PETITIONER: Elizabeth Fravega  
Denied      AGENT: Toni Sloman  
7-0      LOCATION: 2910 West Bay View Avenue  
REQUEST: To remove a protected tree  
PURPOSE: To construct a single family residence  
NEIGHBORHOOD: Bayshore Beautiful

Tom Conte, representing the property owner, explained the history of the request. He showed pictures of the tree and discussed the tree itself.

Mr. Jennings explained his reasoning for the denial.

Mr. Rahenkamp moved to deny the tree removal and was seconded by Mr. Nelson. The motion passed 7-0.

### C. GENERAL VARIANCES

VRB05-123      PETITIONER: Jack and Rebecca Celedon  
Approved      AGENT: Ralph Schuler  
6-0      LOCATION: 414 West Frances Avenue  
REQUEST: To reduce the side yard setback from 7' to 2', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a two-story residential addition  
NEIGHBORHOOD: Tampa Heights Civic Association

Mr. Celedon explained the request and the reasoning for the setback.

Ms. Wallrapp moved to approve and was seconded by Mr. LaBour. The motion passed 6-0, with Mr. Rahenkamp not voting.

VRB05-129      PETITIONER: Lenin Garcia  
Approved      AGENT: None  
5-2      LOCATION: 2221 Chapin Street  
REQUEST: To reduce the rear yard setback from 20' to 10'2", with the allowed encroachment of the eaves and gutters  
PURPOSE: To keep an existing screen porch and convert into a family room  
NEIGHBORHOOD: Palmetto Beach

The petitioner explained the need for the variance and how the family has expanded.

Mr. LaBour moved to approve and was seconded by Ms. Wallrapp. The motion passed 5-2, with Mr. Rahenkamp and Ms. Higgins voting nay.

VRB05-130	PETITIONER:	Ron Richards
Approved	AGENT:	None
7-0	LOCATION:	9406 N 14 <sup>th</sup> Street
	REQUEST:	To reduce the rear yard setback from 20' to 18', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a single family home
	NEIGHBORHOOD:	North Tampa Community Crime and Civic Association

Mr. Richards explained the variance.

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

VRB05-131	PETITIONER:	Anthony More
Approved	AGENT:	H William Neyland
7-0	LOCATION:	4502 Beachway Drive
	REQUEST:	To reduce the rear yard setback from 12' to 3', with the allowed encroachment of the eaves and gutters, and the building separation from 10' to 2'
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Beach Park

Mr. Neyland explained the request.

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

VRB05-132	PETITIONER:	New Millennial Homes
Approved	AGENT:	Jenny Murphy
7-0	LOCATION:	3622 North 25 <sup>th</sup> Street
	REQUEST:	To reduce the side yard setbacks from 5' to 2.5', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a single family home
	NEIGHBORHOOD:	College Hill Civic Association

Ms. Murphy explained the request and the need for the setback reductions.

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

VRB05-133	PETITIONER:	Jaimie White
Approved	AGENT:	None
7-0	LOCATION:	1006 East North Bay Street
	REQUEST:	To reduce the side yard setback from 7' to 5.6', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Southeast Seminole Heights
	CONDITION:	That pier, lentil and suspended floor construction be utilized and that the plan be reviewed and approved by the Parks Department prior to permitting.

Ms. White explained the request.

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

VRB05-135	PETITIONER:	Karen and Sam Corson
Denied	AGENT:	None
5-2	LOCATION:	2307 North Ridgewood Avenue
	REQUEST:	To reduce the side yard setback from 7' to 1', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a porte cochere
	NEIGHBORHOOD:	Ridgewood Park

Mr. Corson explained the request and the need for the variance.

Mr. Nelson moved to deny and was seconded by Ms. Higgins. The motion passed 5-2, with Ms. Wallrapp and Mr. Weiss voting nay.

VRB05-136	PETITIONER:	Alan Dobbs
Continued	AGENT:	None
11/15/05	LOCATION:	4520 West Woodmere Road
	REQUEST:	To reduce the building separation from 10' to 4'8"
	PURPOSE:	To construct an accessory structure
	NEIGHBORHOOD:	Beach Park

VRB05-137	PETITIONER:	Steven and Chris Antinori
Continued	AGENT:	Kanpp and Sons, Inc
6-1	LOCATION:	4908 Saint Croix Drive
	REQUEST:	To increase the height of a fence from 3' to 6'
	PURPOSE:	To erect a fence in the front yard
	NEIGHBORHOOD:	Culbreathe Isles

The Petitioner's agent explained the request. After discussion, Ms. Wallrapp moved to continue and was seconded by Mr. LaBour. The motion passed 6-1, with Mr. Rahenkamp voting nay.

VI. **ADJOURNMENT**