

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

**MEETING DATE:** April 11, 2006

**MEETING TIME:** 6:30 PM

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

**I. SILENT ROLL CALL**

Eric Rahenkamp, Melanie Higgins, John Weiss, James Catalano, Ana Wallrapp, Randy O'Kelley and Tom Cheshire were in attendance. Note: Melanie Higgins, Vice-Chair, served as Chair for Eric Rahenkamp, pending Mr. Rahenkamp's reappointment by Mayor Iorio.

Eric Cotton, Barbara Lepore and Mary Danielewicz-Bryson of LDC, Dave Reilly of Parks and Donna Wysong of the Legal Department were in attendance.

**II. APPROVAL OF MINUTES FOR March 14, 2006**

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

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

PETITION: VRB06-19  
PETITIONER: New Millennial Homes  
AGENT: Jenny Murphy  
LOCATION: 2412 East 17<sup>th</sup> Avenue  
REQUEST: To reduce the side yard setbacks from 5' to 1.8', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: East Tampa  
ACTION: The Board approved the request.

Jenny Murphy explained the variance request and the need for the reduced setbacks.

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

PETITION: VRB06-26  
PETITIONER: Michael Goetz and Jeffrey Zwira  
AGENT: Charlie Thomas  
LOCATION: 708 Broad Street  
REQUEST: To reduce the side yard setback from 7' to 3.6', with the allowed encroachment of the eaves and gutters  
PURPOSE: To create a buildable lot  
NEIGHBORHOOD: Old Seminole Heights

ACTION: The Board approved the request.

Charlie Thomas presented his case and the reason for the variance.

Susan Long, representing the Old Seminole Heights Association, objected to the variance.

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

PETITION: VRB06-27  
PETITIONER: Philip and Ann Anderson  
LOCATION: 5203 Green Forest Court  
REQUEST: To reduce the rear yard setback from 15' to 5', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: New Tampa Community Council  
ACTION: The Board continued the request.

Ann Anderson presented her case for the variance request. During her presentation, she stated that she had support from her neighbors, pictures and homeowner's association.

Because of the petitioner not having the referenced documentation, Mr. Weiss moved to continue pending the receipt of the documentation, and was seconded by Mr. Catalano. The motion passed 5-2, with Ms. Wallrapp and Mr. Rahenkamp voting nay.

PETITION: VRB06-31  
PETITIONER: Jonathan and Marian Sbar  
AGENT: Karim Tahiri or Tamlyn Sbar  
LOCATION: 2626 West Sunset Drive  
REQUEST: To increase the height of an accessory structure from 15' to 21.5'  
PURPOSE: To construct a two-story accessory structure  
NEIGHBORHOOD: New Suburb Beautiful  
ACTION: The Board denied the request.

Tamlyn Sbar and Karim Tahiri explained the need for the additional square footage and area for the house.

Paul Parsons voiced an objection to the request.

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

## **V. NEW BUSINESS**

### **A. ADMINISTRATIVE APPEALS**

PETITION: VRB06-24  
PETITIONER: James Brownrigg and Robert J Wilbur, Jr.  
AGENT: Joseph Kowalski  
LOCATION: 3919 East Columbus Drive  
REQUEST: To appeal the denial of a driveway access by the Transportation Division  
PURPOSE: To gain driveway access on to East 15<sup>th</sup> Avenue  
NEIGHBORHOOD: East Tampa  
**NOTE:** *This case will be scheduled for the May 9, 2006 public hearing.*

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

PETITION: VRB06-41  
PETITIONER: James T Kempton

LOCATION: 918/920 Golf View Street  
REQUEST: To remove a laurel oak tree  
PURPOSE: To remove a tree  
NEIGHBORHOOD: Golfview  
ACTION: The Board approved the request.

James Kempton explained the variance and the request to remove the oak tree.

David Reilly stated that he had a technical objection to the tree being removed.

Ms. Wallrapp moved to approve and was seconded by Mr. Catalano. The motion passed 6-1, with Ms. Higgins voting nay.

PETITION: VRB06-44  
PETITIONER: Tammy Allen  
AGENT: Mikey Jones  
LOCATION: 10008 North 21<sup>st</sup> Street  
REQUEST: To remove a tree  
PURPOSE: To remove a tree  
NEIGHBORHOOD: University Square  
ACTION: The Board denied the request.

Mikey Jones explained his request and the need to remove the tree in order to construct the home.

David Reilly and Mary Danielewicz-Bryson objected to the removal, stating that the property could be developed with a different design.

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

PETITION: VRB06-46  
PETITIONER: Matt Kamenson  
LOCATION: 17356 Emerald Chase Drive  
REQUEST: To reduce the wetland setback from 32.8' to 12.8 and the building setback from 20' to 12.8'  
PURPOSE: To construct a play area in the wetland setback  
NEIGHBORHOOD: New Tampa Community Council/Tampa Palms  
**NOTE:** *This case was withdrawn by staff because of prohibitions in getting a variance without amending the approved development order.*

PETITION: VRB06-48  
PETITIONER: Jose Perez  
AGENT: Stephen Michelini  
LOCATION: 1709 Gomez  
REQUEST: To remove a grand tree  
PURPOSE: To remove a tree  
NEIGHBORHOOD: Northeast MacFarlane  
ACTION: The Board continued the case per the request of the petitioner's representative.

Steve Michelini requested a one month continuance. Ms. Wallrapp moved to continue and was seconded by Mr. Catalano. The motion passed 6-1, with Mr. Cheshire voting nay.

#### C. GENERAL VARIANCES

PETITION: VRB06-38  
PETITIONER: Donald and Cheryl Smith

LOCATION: 1910 South Ardsley Street  
REQUEST: To reduce the rear yard setback from 20' to 10', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Golfview Civic  
**NOTE:** *The petitioner missed notice and the case will be scheduled for the May 9, 2006 public hearing.*

PETITION: VRB06-39  
PETITIONER: Barbara and Robert Guyton  
LOCATION: 53 Bahama Circle  
REQUEST: To reduce the front yard setback from 25' to 0'  
PURPOSE: To construct a pool in the front yard  
NEIGHBORHOOD: Davis Islands  
ACTION: The Board denied the request.  
NOTE: Melanie Higgins disclosed that she had spoken to the petitioners prior to the meeting.

Barbara Guyton explained the variance request. She explained the desire for the pool.

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

PETITION: VRB06-40  
PETITIONER: Christopher Rivers  
LOCATION: 4304 Wisconsin Court  
REQUEST: To reduce the front yard setback from 25' to 22', with the allowed encroachment of the eaves and gutters  
PURPOSE: To enclose an existing carport and porch into a garage  
NEIGHBORHOOD: Gandy/Sunbay South  
ACTION: The Board approved the request.

Christopher Rivers explained his request and the shape of his lot.

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

PETITION: VRB06-42  
PETITIONER: Julio Rivera  
AGENT: Julia Perez  
LOCATION: 203 West South Avenue  
REQUEST: To reduce the side yard setback from 7' to 2.5', with the allowed encroachment of the eaves and gutters  
PURPOSE: To create a buildable lot  
NEIGHBORHOOD: South Seminole Heights  
ACTION: The Board approved the request.

Julia Perez explained the request and the need to create a buildable lot.

Ann Hendrickson and James Walter spoke against the request. Susan Long, representing Old Seminole Heights Neighborhood Association, did not state a position.

Ms. Wallrapp moved to approve and was seconded by Mr. Weiss. The motion passed 6-1, with Mr. Rahenkamp voting nay.

PETITION: VRB06-43

PETITIONER: Annemarie Sklaruk  
AGENT: Michael Joseph Sklaruk  
LOCATION: 701 East Hollywood  
REQUEST: To reduce the rear yard setback from 20' to 13', with the allowed encroachment of the eaves and gutters  
PURPOSE: To create a buildable lot  
NEIGHBORHOOD: Old Seminole Heights  
ACTION: The Board continued the request in order for the petitioner to seek approval from the new property owner to seek the variance.

M J Sklaruk explained the variance and the desire to create a buildable lot.

Susan Long, Katherine Halmer, Deena DeFord, Christopher Jones and Steve Griffiths all spoke against the request.

Mr. Sklaruk then stated that he no longer owned the property. At that time, the VRB could no longer hear the case because the petitioner would have changed.

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

PETITION: VRB06-45  
PETITIONER: Yann Weymouth  
LOCATION: 3200 West Hawthorne Road  
REQUEST: To reduce the front yard setback from 25' to 19', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Bayshore Beautiful  
ACTION: The Board approved the request.

Yann Weymouth presented his case.

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

PETITION: VRB06-49  
PETITIONER: Amador Ernesto  
AGENT: Carlos Castillo  
LOCATION: 1106 Yukon Street  
REQUEST: To reduce the rear yard setback from 20' to 13', with the allowed encroachment of the eaves and gutters  
PURPOSE: To reconstruct a single family home  
NEIGHBORHOOD: Lowery Park Central  
ACTION: The Board continued the request.

The petitioner was not present. Mr. Weiss moved to continue and was seconded by Mr. O'Kelley. The motion passed 7-0.

PETITION: VRB06-47  
PETITIONER: Albert and Mary Ellen Elia  
AGENT: Stephen Michelini  
LOCATION: 3602 Jetton Avenue  
REQUEST: To reduce the side yard setback from 7' to 4' and the rear yard setback from 20' to 8.9', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a residential addition  
NEIGHBORHOOD: Golf Civic and Garden Association

**NOTE:** *The petitioner has requested a continuance until the May 9, 2006, public hearing.*

PETITION: VRB06-50  
PETITIONER: Kimberly and Joseph Mello  
AGENT: Stephen Michelini  
LOCATION: 3144 Waverly Park  
REQUEST: To reduce the front yard setback from 25' to 15' and the rear yard setback from 20' to 12', with the allowed encroachment of the eaves and gutters  
PURPOSE: To construct a single family home  
NEIGHBORHOOD: Bayshore Beautiful  
ACTION: The Board denied the rear yard request.

Steve Michelini explained the request.

Ms. Wallrapp moved to deny and was seconded by Mr. Rahenkamp. The motion passed 6-1, with Mr. Catalano voting nay.