

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

<b>MEETING DATE:</b> June 13, 2006 <b>MEETING TIME:</b> 6:30 PM <b>LOCATION:</b> 315 East Kennedy Boulevard, 3 <sup>rd</sup> Floor, City Council Chambers
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**MEETING MINUTES**

**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 and Barbara Lepore of LDC, Donna Wysong of the Legal Department were in attendance.

**II. APPROVAL OF MINUTES FOR May 09, 2006**

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

VRB06-53	PETITIONER:	Lois P Latimer
Continued	AGENT:	Joni Hipple
7-0	LOCATION:	3924 West San Juan Street
	REQUEST:	To reduce the rear yard setback from 20’ to 10’ and the corner yard from 15’ to 10.6’, with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Virginia Park
	NOTE:	Case continued by the Board. Petitioner was not present.

Ms. Higgins requested to continue the case on July 11, 2006.

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





Mr. Hicks agreed and will re-design the site.

**V. NEW BUSINESS**

**A. ADMINISTRATIVE APPEALS**

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

VRB06-63	PETITIONER:	Sam Smathers
Approved	AGENT:	Todd Scime
7-0	LOCATION:	8110 N Semmes St
	REQUEST:	To remove a tree.
	PURPOSE:	To construct a single family residence
	NEIGHBORHOOD:	Sulphur Springs Action League
	ACTION:	The Board approved your request.
	CONDITION:	That the petitioner meet inch for inch replacement.

Mr. Scime, the petitioner agent, presented the request to remove a tree base on the recommendations from Mr.Reilly, Parks Department. Will keep the gum tree and move oak tree. Mr. Scime agreed to tree fund and to tree replacement.

Mr. Baybay wants to save the tree, because it is a healthy tree.

Mr. Weiss will support tree removal due to the standards of the Board review.

Mr. Cheshire – the tree is about 40 years old and the construction of the new house will have an impact of its life.

Mr. Rahenkamp did not support the tree removal.

Mr. Weiss moved to approve the tree removal with the condition that the petitioner meet inch for inch replacement.

Request was approved 7-0.

VRB06-67	PETITIONER:	Jeffrey Smith
Denied	LOCATION:	3214 W Chapin Ave
7-0	REQUEST:	To remove protected tree.
	PURPOSE:	To construct an accessory structure.
	NEIGHBORHOOD:	Bayshore Beautiful

Mr. Smith would like to build the garage to storage his boat. Due to the existing building layout he can not make a wide turn. Petitioner had a supporting letters from his neighbors.

Ms. Lion representing Fair Oaks Neighborhood Association wants to save the tree.

Mr. Weiss did not support; suggested to redesigned structure to the code requirements.

Mr. Catalano, Mr. Cheshire, and Mr. Rahenkamp did not support the request, said there is no hardship.

Mr. Weiss moved to deny, Mr. O’Kelley seconded. Request was denied 7-0.

C. GENERAL VARIANCES

VRB06-65 Missed Notice	PETITIONER: LOCATION: REQUEST:	Juan Carlos Perez 324 W Park Ave To reduce the front yard setback from 25’ to 17’3” with the allowed encroachment of the eaves and gutters.
	PURPOSE: NEIGHBORHOOD:	To construct a residential addition. Tampa Heights

VRB06-66 Continued 7-0	PETITIONER: LOCATION: REQUEST:	Terry H and Catherine E Woods 105 W Jean St To reduce the front yard setback from 20’ to 7.8’, with the allowed encroachment of the eaves and gutters
	PURPOSE: NEIGHBORHOOD:	To construct a residential addition Old Seminole Heights

Ms. Woods presented supporting letters from nine neighbors. She also presented pictures and stated that 90% of the houses in the neighborhood have porches.

Mr. Weiss, Mr. O’Kelly and Mr. Catalano supported the request.

Mr. Cheshire proposed to re-design the porch and to continue on July 11, 2006. Ms. Wallropp seconded. Motion carried 7-0.

VRB06-68 Denied 7-0	PETITIONER: LOCATION: REQUEST:	Larry Brindley 6403 South Julie To reduce the front side yard setback from 20’ to 12’, with the allowed encroachments of the eaves and gutters.
	PURPOSE: NEIGHBORHOOD:	To construct a garage. Old Seminole Heights

Mr. Brindley, representing the owner, presented the request stating the need for the larger garage which will accommodate the handicap access.

Mr. Weiss proposed to build a cover access in the back of the property.

Mr. O’Kelley did not support the request.

Mr. Weiss moved to deny due to the personal hardship and Mr. Rahenkamp seconded the motion, which passed 7-0.

VRB06-74	PETITIONER:	Scott Smith
Denied	LOCATION:	2821 and 2823 West Thornton Avenue
5-2	REQUEST:	To reduce the front side yard setback from 20' to 15.0', with the allowed encroachments of the eaves and gutters.
	PURPOSE:	To build two houses.
	NEIGHBORHOOD	Ballast Point

Mr. Smith with the builder presented the case. The petitioner stated the builder made a mistake laying the stakes and foundation. The permits were issued and signed by the inspectors.

Mr. Jerry Miller stated has no opinion from Neighborhood Association.

Mr. Kirk, Transportation stated that Code requires 20' front yard set back, but 15' will have no consequence for the public safety.

Ms. Higgins visited the site.

Mr. Catalano proposed to establish the fund penalty.

Ms. Wallrapp moved to deny and was seconded by Mr. Cheshire. The motion passed 5-2 with Mr. Catalano and Mr. Weiss voted nay.