

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

MEETING DATE: August 08, 2006 MEETING TIME: 6:30 PM LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers

MEETING MINUTES

I. SILENT ROLL CALL

James Catalano, Eric Rahenkamp, Melanie Higgins, John Weiss, 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.

Barbara Lepore, Abbey Feeley and Marty McDonald of LDC, Roger Kirk of the Transportation Department, Donna Wysong of the Legal Department were in attendance.

II. APPROVAL OF MINUTES FOR July 11, 2006

** Donna Wysong – Special Administrative Briefing to VRB including the number cases scheduled for the review per meeting, possible changes to the Chapter 17.5, appeal process. The Board scheduled the workshop.
Meeting date: September 12, 2006.
Meeting time: 6:00 PM.
Location: 315 East Kennedy Boulevard, 3rd Floor, City Council Chamber.

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

- A. ADMINISTRATIVE APPEALS
- B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES
- C. GENERAL VARIANCES

III. OLD BUSINESS: Continuances and Missed Notices

VRB06-65	PETITIONER:	Juan Carlos Perez
	LOCATION:	324 West Park Ave.
	REQUEST:	To reduce the front yard setback from 25' to 17.3', with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Tampa Heights

Cheshire – 2nd

All for except Wallrapp.

VRB06-73	PETITIONER:	Carlos Castilla
	AGENT:	Carlos Castilla
	LOCATION:	3213 W Pine St
	REQUEST:	To reduce the front yard setback from 20' to 10', and rear yard setback from 20' to 10' with the allowed encroachment of the eaves and gutters.
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	Northeast Macfarlane Crime

Received new site plan August 1, 2006 – distributed to VRB members.

No objections, note from Transportation.

Petitioner – Castilla, was sworn. Lot 80 x 73, small house, want to make it bigger so the family can grow. Want to change from elevation, construct porch. Back, add new bedroom and make family room bigger, make kitchen bigger, add laundry room that is now in closet. Showed aerial of block indicating that other properties in area also have additions. Cannot leave house, wants to make it bigger.

Catalano – What is front addition?

Petitioner – Add family room/living/dining, will add front porch

Catalano – How many feet will be open?

Petitioner- Do not know have not designed it yet.

Weiss – Parking occurs in the rear of the home? Correct? You want to put parking in the front? Are there any other instances on pine where there is parking in the front?

Petitioner – No parking on site. No, no parking on front on Pine Street.

Weiss- Not many instances in city where streets on both front and back of parcel/

Rahenkamp – How deep is addition in rear?

Roger Kirk (Transportation Department) – Needs to provide 2-car driveway (18 feet) and also, need driveway apron of 24 foot with two (2) 3 feet flares.

Weiss – What is the situation -

Roger Kirk – He is currently parking in the right of way. Other parking illegally.

Weiss – Quite a bit of right of way?

Roger Kirk – Yes, 60 feet

Weiss – Would take a big chunk of back yard to accommodate parking –

Roger – yes, it does.

Petitioner – Put 16 feet because of size of a garage door. Need to put 18 feet.

Move to Close Public Hearing (Higgins)

Rahenkamp – Unique property because depth of lot, proposing to add 1, 000 and a lot on front.

Wallrapp- Setback 25 ft from here out, additional 7 feet of house.

OPEN DISCUSSION VRB

Weiss – What is going to be created right across from MacFarlane Park? Need to get parking in back. Cannot support the plan the way that it is today.

Rahenkamp- are you proposing notch out addition in the rear so that they can accommodate 2 parking spaces in the back

O’Kelley – Just keep them to the letter of the law, it allows them 8 into the setback.

Cheshire – Cannot support front.

Catalano – feels rear is balanced with the excessive side yards.

Motions –

Rahenkamp Move to approve – rear yard setback, condition with 18 wide driveway. Catalano 2nd. – Motion passes 6 to 1 with Weiss voted nay.

VRB06-76	PETITIONER:	Garld Kurtz
	LOCATION:	5207 W Cleveland St
	REQUEST:	To reduce the side yard setback from 7’ to 5’ with the allowed encroachment of the eaves and gutters
	PURPOSE:	To construct an accessory structure.
	NEIGHBORHOOD:	Beach Park
		<i>NOTE: The petitioner has withdrawn this case.</i>

VRB06-82	PETITIONER:	Gina K. Grimes
	LOCATION:	2518 W Sunset Dr
	REQUEST:	To reduce the side yard setback from 7’ to 3’, and rear yard setback from 20’ to 3’ with the allowed encroachments of the eaves and gutters
	PURPOSE:	To construct a residential addition
	NEIGHBORHOOD:	New Suburb Beautiful

Petitioner – Gina Grimes

A two-story garage, accessory structure (1100 square feet.) because size must meet There is a 10-foot active alley. Gives presentation, including support documentation.

No questions for petitioner.

Pickens Price – 4020 W. Tacon Street Tampa – sworn – yes

Affected person, building house to south and east of property, Floorprint of house is to west. Is he on Sunset? Request if approved, no windows on the south side of the accessory structure

Weiss – How far is rear of structure from alleyway –

Price – 20 feet

Weiss – 20 + 10 (alley) + 10 to their accessory – their structure 25 feet high.

Price – buffer on back of alley will be coming down when they do the landscape.

Weiss – Along Prospect side of alley there is much vegetation

Price 2511 – Prospect – 1 lot and piece of another.

Petitioner – no windows facing alley, they are ok with this. Structure would be brick aesthetic. Picture of Mr. Price's house. Structure would not be visible; sufficient screened from Mr. price's home.

Move to close

Discussion:

Weiss – Grimes good job in stating hardship. They could build 900. Only 200 sq ft more. Could also go to 35 but only going to 25. Would not support it if there was no alley. Since it is there it affords Mr. price Hardship has been established consistent with character and nature of neighborhood.

Catalano – May not be hardship, but it is what is going on in the neighborhood.

O'Kelley – Precedent set, but we need to be on a case by case basis. Hard time supporting the petition, because the City of walls, loss of privacy.

Wallrapp – Owner of property most affected, has some valid concerns.

Cheshire- This is one of the first that does meet the nature of neighborhood, it fits. Goes a lot better than some of the others I have seen.

Motion to Approve – Petition Abdoney, Grimers, 2518 West Sunset. 20' to 3, 7' to 3',

Second – Catalano

Vote – 4 to 3 against.

Move to Deny – O’Kelley
Second – Wallrapp
Vote – denied 4 to 3

VRB06-83a PETITIONER: Steve Deal
 LOCATION: 1104 Arboleda Ct
 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: Lowry Park
 NOTE: The petitioner missed noticed

V. NEW BUSINESS

A. ADMINISTRATIVE APPEALS

TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB06-98 PETITIONER: Deborah Arkin
 LOCATION: 7506 N Ola Ave
 REQUEST: To increase building height from 35’ to 48’, and
 to remove the laurel oak tree.
 PURPOSE: To build a family residence.
 NEIGHBORHOOD: Old Seminole Heights
 Note: Rescheduled for 10-10-2006 public hearing.

C. GENERAL VARIANCES

VRB06-89 PETITIONER: Pamela Heilig
 LOCATION: 4308 W Zelar St
 REQUEST: To increase the height of the accessory
 structure from 15’ to 18’
 PURPOSE: To construct an accessory structure.
 NEIGHBORHOOD: Culbreath Heights

Revised site plan on July 27th, transportation comments.
Petitioner – gave presentation of site.

Peter Keifer – Owns property next door, building a new home on the location, known the Helig’s
for a long time. He is going to help the Heilig’s construct the garage.

Close public hearing

VRB06-94

PETITIONER: Angela Gregorius
LOCATION: 2905 W San Nicholas St
REQUEST: To reduce the side yard setback from 7' to 5.3',
with the allowed encroachments of the eaves and
gutters.
PURPOSE: To re-design the roof and to the existing
building code.
NEIGHBORHOOD: Palma Ceia

Petition – presented the request. Said she built the new roof and it collapsed during the heavy rainfall. Now isn't safe in the house. Doesn't want to design the flat roof.

O'Kelley – Make sure did due diligence, design options – keep character

Pet – Liability, clay tile

William Caldwell? – Speaking – eclectic neighborhood, mixture of uses. 8 Mediterranean houses, 4 bungalows, 2 contemporary, and 2 mansions. Easements and gutters do not have any place on a Mediterranean style house. In the absence of some information he would not be able to support this. Pet assured him she would supply the information. Does not keep with character of the neighborhood.

Weiss – property to west, how far –

Pet 10 feet

Review elevations provided by the petitioner.

Weiss – Overhang?

Motion –

Open discussion –

Catalano – need to re-establish the flat roof, ways to do it, concerned that they are not considering alternatives. Work proposed to

Rahenkamp – not supporting, what is before them is the encroachment, not the style of the roof.

Catalano – minimal encroachment – but hopes the owner has considered what their doing.

Rahenkamp – did you consider flat roof.

Weiss – Will you have an attic?

Pet – yes

Motion-

Minimal encroachment, do not like solution, but

the allowed encroachment of the eaves and gutters.
PURPOSE: To construct a residential addition.
NEIGHBORHOOD: Beach Park

Discussion – Loggia proposed to be open air, O’Kelly supports. Ana Wallrapp – vinyl curtains beyond. Rahenkamp – Where is the hardship???? Side does not bother him but the length is too long. If it was shorter, ok, but it is too long.

Petitioner – vinyl curtains, closed and open,
Historic structure – want to keep with the nature of structure...

Eric Rahenkamp - what part of east wall - it will be opaque 130 deep lot, 95 – 100 feet “wall”.- limited opacity.

Motion – Move to continue to September 12, 2006.
Eric Rahenkamp second
Unanimous approval to continue.