

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

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| MEETING DATE: July 24, 2007 |
| MEETING TIME: 6:30 PM |
| LOCATION: 315 East Kennedy Boulevard, 3 rd Floor, City Council Chambers |

MINUTES

I. SILENT ROLL CALL

II. APPROVAL OF MINUTES FOR June 12, 2007

O'Kelly made a motion to approve the minutes. Seconded by Labour. Passed 4-0.

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

A. ADMINISTRATIVE APPEALS

B. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

C. GENERAL VARIANCES

Ron Gebler asked the VRB for consideration of a waiver to 17.5-77. His petition was denied June 12 and was presenting to the VRB a substantially different site plan than what he presented on June 12th. Amadeo made a motion to approve the request and to have the petitioner be heard at the September 11, 2007 hearing. Seconded by LaBour. Motion passed 4-0.

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| 1. PETITION: | VRB07-53 |
| PETITIONER: | Beth Rouse |
| LOCATION: | 4213 W Santiago Street |
| REQUEST: | To reduce the front yard setback from 25' to 21.1', with the allowed encroachment of the eaves and gutters. |
| PURPOSE: | To construct a single family addition and expansion of front porch. |
| NEIGHBORHOOD | Virginia Park Neighborhood Association |

Petitioner did not show up for the hearing. LaBour made a motion to deny petition because petitioner did not show up for the second time. Seconded by O ' Kelly. Motion passed 4-0. Variance was denied.

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

C. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

2. PETITION: VRB07-59
PETITIONER: Bush/Ross Attorneys at Law
LOCATION: 1801 N. Highland Avenue
REQUEST: Sign Variance
PURPOSE: To place a wall sign not on street frontage.
NEIGHBORHOOD Tampa Heights Civic Association

Paul Taylor presented his case and showed site plans, he spoke about the need for a wall sign but does not have direct frontage on right of way. The park lies between the building and right of way. He felt that the hardship is in needing a wall sign on that side of building. He requested that the variance be granted on east elevation on the building. Most of the traffic is on Tampa Street and a pedestrian interaction makes it necessary to have a sign on that side of the building.. Amadeo made a motion to approve the variance. Seconded by Labour. Motion passed 4-0.

3. PETITION: VRB07-62
PETITIONER: Martin L. Ernest
LOCATION: 5802 N Fremont
REQUEST: To remove a grand tree.
PURPOSE: To construct a single family residence.
NEIGHBORHOOD Riverbend Civic Association

Mr. Ernest spoke to the need for the variance and the hardship of needing to be able to build a single family home. Dave Reily spoke about that parks and recreation does not have a problem with this tree being removed. Melanie Higgins asked to speak to Dave Reilly and asked if a two-story house would impact the tree to the north. Dave Reilly indicated that it would. Randy O'Kelly said he could not support this request. O'Kelly made a motion to deny. Seconded by Amadeo. 3-1 denied, with LaBour voting nay.

4. PETITION: VRB07-64
PETITIONER: Lillian Quigley
LOCATION: 3902 E Hanlon
REQUEST: To remove a grand tree.
PURPOSE: To construct a single family residence.
NEIGHBORHOOD Temple Crest Civic Association

The Board made a motion to continue the variance to 9/11/07.

C. GENERAL VARIANCES

5. PETITION: VRB07-58
PETITIONER: Bricklemeyer Smolker and Bolves, PA
LOCATION: 1905 West Cass Street
REQUEST: To reduce the number of required parking spaces from 9 spaces to 0.
PURPOSE: To be able retain an existing commercial building
NEIGHBORHOOD North Hyde Park Civic Association

The Board made a motion to continue the variance to August 14, 2007.

6. PETITION: VRB07-60
 PETITIONER: Dinah K. Miller
 LOCATION: 4204 S. Renellie Drive
 REQUEST: To reduce the rear yard setback from 20' to 10', with the allowed encroachment of the eaves and gutters.
 PURPOSE: To construct a screen enclosure.
 NEIGHBORHOOD Fair Oaks Manhattan Manor Neighborhood Association

Mr. Miller spoke and presented his case. The house sits far back on the lot and a large oak tree sits on the lot that makes it so they cannot build on that side of the property. This is his hardship, and the need to go to the rear instead of to the side. He feels that it does not affect the neighbors to the rear because their houses sit to the front of the lots. Moved to receive and file a petition and letters from neighborhood association. Read into record a letter from neighborhood association. Amadeo made a motion to approve. Seconded by O'Kelly. Motion passed 4-0.

7. PETITION: VRB07-61
 PETITIONER: Barry Campbell
 LOCATION: 1922 W Orient Street
 REQUEST: To increase the side yard setback from 7' to 3'9", with the allowed encroachments of the eaves and gutters.
 PURPOSE: To construct a two-car garage addition
 NEIGHBORHOOD Wellswood Neighborhood

Barry Campbell presented his case. Showed maps and site plans of the request. Explained the hardships. Showed pictures of neighborhood and carports. Presented signatures of neighbors and a letter from Phil Sheppard. Received and filed the letters. O'Kelly indicated that he understands the unique and singular nature of the lot but has a concern with the two car garage. Amadeo moved to approve the variance request. Seconded by Labour. Motion passed 4-0.

8. PETITION: VRB07-63
 PETITIONER: Eathom and Delories Flowers
 LOCATION: 1701 W St. Conrad Street
 REQUEST: To reduce the front yard setback from 34' to 10', with the allowed encroachment of the eaves and gutters.
 PURPOSE: To retain a one-car carport.
 NEIGHBORHOOD Old West Tampa Neighborhood Association

The Board made a motion to continue the variance to August 14, 2007.

9. PETITION: VRB07-65
 PETITIONER: Clifford and Stacey Singletary
 LOCATION: 3316 W San Nicholas
 REQUEST: Reduction of side yard setback from 7' to 3', Rear yard setback from 20' to 3', with the allowed encroachment of the eaves and gutters.
 PURPOSE: To construct a garage expansion.
 NEIGHBORHOOD Golfview Civic and Garden Association

Mr. Singletary presented his case and showed site plans, showed pictures. Immediate neighbors are in support of request. Received and filed letters. Showed pictures. Dave Reilly spoke about the need to protect a tree in the easement. LaBour spoke in favor of the variance.

Labour moved to approve the variance subject to the request being tied to the site plan. Seconded by O'Kelly. Motion passed 4-0.

10. PETITION: VRB07-66
PETITIONER: Daryll and Beth McCormick
LOCATION: 205 W Flora Street
REQUEST: Reduction of front yard setback from 19' to 12', with the allowed encroachment of the eaves and gutters.
PURPOSE: To construct a front porch addition.
NEIGHBORHOOD: Old Seminole Heights Civic Association

Mr. McCormick spoke about the need for the front porch. Showed support from the neighbors and the neighborhood association. Received and filed the documents. Alan Dobbs spoke in support of the petition. O'Kelly spoke in favor of the petition. O'Kelly made a motion to approve the variance request of front yard setback for an open porch, not enclosed or air-conditioned. Seconded by Amadeo. Motion passed 4-0.

The Board moved to adjourn. (8:35 PM).