



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, December 2, 2019
TIME:	6:00 PM
LOCATION:	City Council Chambers, 315 East Kennedy Boulevard, 3rd Floor

MINUTES

CALL TO ORDER: Chair Zachary Greco called the hearing to order and gave instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL: Ron Vila completed the silent roll call.
Commissioners Present: Shawna Boyd, Zachary Greco, Tamara Rice, Susan Klaus Smith, and Stephen Sutton

Commissioners Arriving After Roll Call:

Commissioners Absent: Ashley De Cubas and Amber Dickerson
Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund and Beverly Jewesak

Staff Arriving After

Roll Call: N/A

Legal Present: Cate Wells

INTRODUCTIONS: Chair Zachary Greco introduced himself and staff. The commissioners introduced themselves.

READING OF THE MINUTES FOR NOVEMBER 4, 2019:
Chair Zachary Greco stated that the minutes stand as read by unanimous consent.

- ANNOUNCEMENTS:** Dennis Fernandez, Architectural Review & Historic Preservation Manager
- Welcome to this evening’s public hearing. Staff has provided a listing of the November staff reviews to be entered into the record.
 - All December cases are being heard this evening, and the Wednesday, December 4, 2019, Public Hearing will be cancelled.
 - Overview of the Interstate Historic Preservation Trust Fund Program providing current cycle dates.

CONTINUATIONS: Dennis Fernandez
None submitted.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Cate Wells
None submitted.

SWEAR-IN: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the City Council Chambers.

ITEMS TO BE REVIEWED:

ARC 19-441/ REZ 19-97	OWNER:	Cigar Factory Tampa, LLC
	AGENT:	Bryan Sykes
	DISTRICT:	Local Landmark
	LOCATION:	<u>1202 N. Howard Avenue</u>
	REQUEST:	Recommendation: Rezoning from PD And CI to PD-Hotel and CI-Commercial
	PURPOSE:	Commercial

Motion: Susan Klaus Smith Second: Shawna Boyd

Move that the **variance** request for case **ARC 20-18** for the property located at **2006 W. Dekle Avenue** as depicted on the site plan presented at the Public Hearing for a vesting of a front yard setback from 25'-0" to 17'-0" with an encroachment of 2'-0" *for the eaves/gutters* to allow for the existing front porch entry to the primary structure, be **granted** based upon the petitioner meeting the burden of proof with regard to the six hardship criteria set forth in Section 27-114(d) of the City of Tampa Code of Ordinances for granting variances as stated and the evidence provided in this Public Hearing, **specifically that**, the alleged hardships or practical difficulties are unique and singular with respect to the property, or with respect to a structure or building thereon, and are not those suffered in common with other properties, structures, or buildings similarly located and that the hardship or practical difficulty does not result from the actions of the applicant. A self-created hardship or practical difficulty shall not justify a variance.

The motion was approved with a vote of 4-1-0, with Commissioner Sutton voting against.

Motion: Susan Klaus Smith Second: Shawna Boyd

Move that the **variance** request for case **ARC 20-18** for the property located at **2006 W. Dekle Avenue** as depicted on the site plan presented at the Public Hearing allow a west side yard setback from 7'-0" to 5'-0" with an encroachment of 2'-0" for eaves/gutters be **denied** based upon the petitioner not meeting the burden of proof with regard to the six hardship criteria set forth in Section 27-114(d) of the City of Tampa Code of Ordinances for granting variances as stated and the evidence provided in this Public Hearing, **specifically that** the hardship or practical difficulty does result from the actions of the applicant. A self-created hardship or practical difficulty shall not justify a variance; and that the variance, if granted, would substantially interfere with or injure the health, safety, or welfare of others whose property would be affected by allowance of the variance; and the variance if granted would not be in harmony with, and does not serve the general intent and purpose of, this chapter and the adopted Tampa Comprehensive Plan.

The motion was approved with a vote of 4-1-0, with Commissioner Rice voting against.

Motion: Shawna Boyd Second: Tamara Rice

Move to **grant a continuance** in the Certificate of Appropriateness in case **ARC 20-18**, for the property located at **2006 W. Dekle Avenue** to the Wednesday, January 8, 2020, Public Hearing at 6:00 p.m.

The motion was approved with a vote of 5-0-0.

NEW BUSINESS:

None submitted.

ADJOURNMENT: Without objection, the meeting was adjourned at 8:38 p.m.

Zachary Greco, Chair

Dated