



ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING

MEETING DATE:	Monday, February 4, 2019
TIME:	6:00 PM
LOCATION:	City Council Chambers, 315 East Kennedy Boulevard, 3rd Floor

MINUTES

CALL TO ORDER: Vice Chair Meg Whitmer called the meeting 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, Stephen Sutton, and Meg Whitmer

Commissioners Arriving After Roll Call:

Commissioners Absent: Jody Beck, Amber Dickerson, and Susan Klaus Smith
Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund, and Beverly Jewesak

Staff Arriving After Roll Call: N/A

Legal Present: Rebecca Kert and Robin Horton-Silverman

INTRODUCTIONS: Vice Chair Meg Whitmer introduced herself and staff. The commissioners introduced themselves.

READING OF THE MINUTES FOR January 7, 2019:
Vice Chair Whitmer stated that the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez - Historic Preservation Manager

- Welcome to this evening’s public hearing. We will be having a second public hearing this month on Wednesday, February 6, 2019, to hear the remainder of our February cases.
- Staff has provided the listing of the January staff reviews to be entered into the record.

CONTINUATIONS: Ron Vila - Historic Preservation Specialist
ARC 19-103 – 909 S. Oregon Avenue – Continue to the Wednesday, February 6, 2019, Public Hearing.
ARC 19-107 – 610 S. Newport Avenue – Continue to the Wednesday, February 6, 2019, Public Hearing.
ARC 19-108 – 5601 N. Central Avenue – Continue to the Wednesday, February 6, 2019, Public Hearing.

Motion: Zachary Greco Second: Stephen Sutton

Move to **grant a continuance** in cases **ARC 19-103**, for the property located at **909 S. Oregon Avenue**, **ARC 19-107**, for the property located at **610 S. Newport Avenue**, and **ARC 19-108**, for the property located at **5601 N. Central Avenue** to the February 6, 2019, Public Hearing at 6 p.m.

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

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Ron Vila
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 19-103 OWNER: Mark & Monika Beyer
AGENT: Roger Grunke
DISTRICT: Hyde Park
LOCATION: 909 S. Oregon Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
Addition to Primary Structure, Rehabilitation
PURPOSE: Residential
Continue to the Wednesday, February 6, 2019, Public Hearing.

ARC 19-105 OWNER: 4918 W. San Rafael St. LLC
AGENT: Bert Thomas
DISTRICT: Hyde Park
LOCATION: 2003 W. Dekle Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure
PURPOSE: Residential

Motion: Tamara Rice

Second: Zachary Greco

Move to **approve** a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in case **ARC 19-105** for the property located at **2003 W. Dekle Avenue**, because based upon the finding of fact, the proposed project is consistent with the “Hyde Park Design Guidelines” of the City of Tampa and the Secretary of the Interior’s Standards for the following reasons: the house is consistent with the proportions and materials of existing house and the neighborhood, with the following conditions **to be approved by staff**:

- The windows match the existing in width, height, and alignment
- Niche is eliminated on 2nd story front facade

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

Vice Chair Whitmer called a 3 minute recess to allow next applicant to setup their presentation.

ARC 19-107 OWNER: FL 22 Re Properties LLC
AGENT: Francisco Semsch
DISTRICT: Hyde Park
LOCATION: 610 S. Newport Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure,
Addition to Primary Structure
PURPOSE: Residential
Continue to the Wednesday, February 6, 2019, Public Hearing.

ARC 19-108 OWNER: Leigh Haller & Ashlie Dummeldinger
AGENT: Alan Dobbs
DISTRICT: Seminole Heights
LOCATION: 5601 N. Central Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
PURPOSE: Residential
Continue to the Wednesday, February 6, 2019, Public Hearing.

Motion: Tamara Rice

Second: Zachary Greco

Move that the variance request for case **ARC 19-110** for property located at **2103 Bayshore Boulevard** be **granted** as depicted on the site plan presented at the Public Hearing for **Chapter 27-283.15(5)** to reduce the dimension of one required loading space from twelve by sixty (12'x60') feet for tractor trailers to twelve by thirty (12'x30') feet for local delivery, 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 smaller truck is consistent with the Hyde Park historic neighborhood, and the walkability of the neighborhood, and serves the general intent and purpose of the historic neighborhood.

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

Motion: Zachary Greco

Second: Tamara Rice

Move that the variance request for case **ARC 19-110** for property located at **2103 Bayshore Boulevard** be **denied** for **Chapter 27-283.15(1)** off-street loading spaces will be able to gain access to and use such spaces by means of more than one (1) continuous parking maneuver, due to the failure of the petitioner to meet the burden of proof with regard to the six hardship criteria as set forth in Section 27-114(d) of the City of Tampa Code of Ordinances, **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.

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

Motion: Tamara Rice

Second: Zachary Greco

Move that the variance request for case **ARC 19-110** for property located at **2103 Bayshore Boulevard** be **granted** as depicted on the site plan presented at the Public Hearing for **Chapter 13-45(g)(4)** to reduce the 50% tree retention requirement for non-wooded land, 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 variance is in harmony with and serves the general intent and purpose of this chapter and the adopted Tampa Comprehensive Plan.

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

Vice Chair Whitmer called a 5 minute recess to allow the applicant time to consider how they would like to proceed.

Motion: Tamara Rice

Second: Shawna Boyd

Move to grant a continuance in case **ARC 19-110**, for the property located at **2103 Bayshore Boulevard** with regards to the Certificate of Appropriateness to the March 4, 2019, 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.

Jody Beck, Chair

Dated