



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

<b>MEETING DATE/TIME:</b>	<b>Monday, August 3, 2020, 6:00 PM</b>
<b>LOCATION:</b>	<b>Tampa Convention Center, 333 N. Franklin Street Meeting Rooms 14-17, 1st Floor, Channel Entrance Only Tampa, Florida 33602</b>

**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, Ashley De Cubas, Amber Dickerson, Zachary Greco, and Stephen Sutton  
**Commissioners Arriving After Roll Call:**  
**Commissioners Absent:** Susan KlausSmith  
**Staff Present:** Ron Vila, Elaine Lund and Beverly Jewesak  
**Staff Arriving After Roll Call:** Dennis Fernandez  
**Legal Present:** Camaria Pettis-Mackle

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

**READING OF THE MINUTES FOR JULY 8 & JULY 13, 2020:**  
Chair Greco stated that the minutes stand as read by unanimous consent.

**ANNOUNCEMENTS:** Ron Vila, Historic Preservation Specialist

- Good Evening Commissioners.
- Staff has provided a listing of the July staff reviews to be entered into the record.
- We will be holding a second hearing on Wednesday, August 5, 2020, at 6:00p.m. to hear the remaining August cases.

**CONFLICT OF INTEREST/EX PARTE STATEMENTS:** Camaria Pettis-Mackle  
None submitted.

**SWEAR-IN:** Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the Tampa Convention Center.

**ITEMS TO BE REVIEWED:**

**ARC 20-171** OWNER: Builderiors LLC  
AGENT: John Keener  
DISTRICT: Hyde Park  
LOCATION: 1103 S. Rome Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence  
Accessory Structure  
Site Improvements  
PURPOSE: Residential

Public Comment: James McGuire

**Motion: Shawna Boyd**

**Second: Amber Dickerson**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-171** for the property located at **1103 S. Rome Avenue**, with **the following conditions to be approved by staff:**

- Retaining wall;
- Hardware;
- Fencing details;
- Break up the massing of the accessory structure’s rear and south elevations;
- Confirm the window specifications to accommodate appropriate massing and fenestration.

because, based upon the finding of fact, the proposed project is consistent with the “Hyde Park Design Guidelines” of the City of Tampa, for the following reasons: the set-back, materials and proposed structure maintains the quality of the district.

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

**ARC 20-205** OWNER: Jeffrey & Kelley Halpern  
AGENT: Tyler Hudson  
DISTRICT: Hyde Park  
LOCATION: 718 S. Orleans Avenue  
REQUEST: **Variance** - Front Yard Setback from 25' to 19'  
**Certificate of Appropriateness** - New Construction: New Front Porch  
PURPOSE: Residential

Public Comment (Variance): Dani Williamson

**Motion: Stephen Sutton**

**Second: Shawna Boyd**

Move that the variance request for case ARC 20-205, for the property located at 718 S. Orleans Avenue be **granted** as depicted on the site plan presented at this Public Hearing for a front yard setback from 25' to 19', 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 and the variance, if granted, will allow development that is consistent with the design standards and compatible with the historic pattern of development within the historic district.

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

Public Comment (Certificate of Appropriateness): No one came forward.

**Motion: Stephen Sutton**

**Second: Ashley De Cubas**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-205** for the property located at **718 S. Orleans Avenue**, because, based upon the finding of fact, the proposed project is consistent with the “Hyde Park Design Guidelines” of the City of Tampa, for the following reasons: it is consistent with scale, height, width, and massing of the building and its adjacent forms of its neighbors, setback and alignment are consistent with the street scape, and it maintains the quality within the district.

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

**ARC 20-183** OWNER: Minh-Tri Duong & David Nguyen  
AGENT: Timothy Jones  
DISTRICT: Hyde Park  
LOCATION: 1805 W. Inman Avenue  
REQUEST: **Variance** - West Side Yard Setback from 7’ to 0’ with an encroachment of 0’ for eaves/gutters.  
**Certificate of Appropriateness** - New Construction: Addition  
PURPOSE: Residential

Public Comment (Variance): No one came forward.

**Motion: Shawna Boyd**

**Second: Amber Dickerson**

Move that the variance request for case **ARC 20-183**, for the property located at **1805 W. Inman Avenue** be **denied** as depicted on the site plan presented at this Public Hearing for a west side yard setback from 7’ to 0’ with an encroachment of 0’ for eaves/gutters, 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 substantial justice would not be done if approved.**

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

Public Comment (Certificate of Appropriateness): No one came forward.

**Motion: Shawna Boyd**

**Second: Amber Dickerson**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-183** for the property located at **1805 W. Inman Avenue**, with **the following conditions to be approved by staff:**

- Porte-cochère is to be removed from the application and plans;
- Awning over side access door.

because, based upon the finding of fact, the proposed project is consistent with the “Hyde Park Design Guidelines” of the City of Tampa, for the following reasons: scale, massing, and alignment are consistent.

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

Commissioner Greco called a recess in the hearing for 5 minutes.

**ARC 20-283** OWNER: Cindy Smaney  
AGENT: John Grandoff  
DISTRICT: Hyde Park  
LOCATION: 613 S. Oregon Avenue  
REQUEST: **Variance** - North Side Yard Setback from 7.0 feet to 5.0 feet with an Encroachment of 2.0 feet for eaves/gutters  
**Certificate of Appropriateness** - Demolition of a Contributing Accessory Structure  
New Construction: Addition to Primary Structure, Accessory Structure  
  
PURPOSE: Residential

Public Comment (Certificate of Appropriateness for Demolition): No one came forward.

**Motion: Shawna Boyd**

**Second: Stephen Sutton**

Move to grant a **Certificate of Appropriateness** to demolish the contributing accessory structure in **ARC 20-283** for the property located at **613 S. Oregon Avenue**, in as much as the agent has satisfied the requirement of Chapter 27, Section 27-116 (f) (1-3), and City of Tampa Code of Ordinances.

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

An additional swear in was performed by Beverly Jewesak.

Public Comment (Certificate of Appropriateness for Accessory Structure): Steve Lynch

**Motion: Amber Dickerson** **Second: Shawna Boyd**

Move to grant a **Certificate of Appropriateness** for the drawings and documents of the accessory structure presented at this Public Hearing in **ARC 20-283** for the property located at **613 S. Oregon Avenue**, because, based upon the finding of fact, the proposed project is consistent with the “Hyde Park Design Guidelines” of the City of Tampa, for the following reasons: the accessory structure matches the scale, massing and orientation, façade and materials of the historic district.

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

Public Comment (Variance): No one came forward.

**Motion: Amber Dickerson**

**Second: Shawna Boyd**

Move to grant a **continuance** for the variance request and Certificate of Appropriateness for the addition to primary structure in case **ARC 20-283** for the property located at **613 S. Oregon Avenue** to the September 14, 2020 Public Hearing at 6:00 p.m.

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

Commissioner Greco called a recess in the hearing for 5 minutes.

An additional swear in was performed by Beverly Jewesak.

**ARC 20-117** OWNER: Confidential  
AGENT: Peter Fertig  
DISTRICT: Hyde Park  
LOCATION: 901 S. Rome Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition  
Exterior Improvements  
Site Improvements  
PURPOSE: Residential

Public Comment (Certificate of Appropriateness): Nick Cox

**Motion: Shawna Boyd**

**Second: Stephen Sutton**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-117** for the property located at **901 S. Rome Avenue**, because based upon the finding of fact, the proposed project is consistent with the "Hyde Park Design Guidelines" of the City of Tampa, for the following reasons: massing, form, alignment and spacing are consistent with the guidelines.

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

**NEW BUSINESS:**

None submitted.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 10:31 p.m.

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Zachary Greco, Chair

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Dated

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