



Minor Project Review

12-077ARB - MPR – BSC Historic Core District

Temptation Yarn – 35 South High Street

This is a request for a Minor Project Review for signs, site and architectural modifications for a building in Historic Dublin. This project is in the Architectural Review District, requiring an Administrative Review Team (ART) recommendation within 14 days of submittal, and Architectural Review Board review within 28 days following the ART recommendation.

Date of Application Acceptance

Thursday, October 25, 2012

Date of ART Recommendation

Thursday, November 1, 2012

Date of Architectural Review Board Determination

Thursday, November 15, 2012

Case Manager

Eugenia M. Martin, ASLA, Landscape Architect | (614) 410-4650 | emartin@dublin.oh.us



PART I: Application Overview

<i>Zoning District</i>	BSC Historic Core District
<i>Use</i>	Retail (Permitted in BSC Historic Core District)
<i>Building Type</i>	Historic Cottage Commercial (Permitted in BSC Historic Core District)
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Sign, site and architectural modifications to an Existing Structure
<i>Administrative Departures</i>	Roof Type: To permit a flat roof in the Historic Core Building Material: To permit the use of stucco as a primary building material. Transparency: To permit the non-street ground story transparency along the north building elevation to be 10%, the street façade upper story transparency along the east building elevation to be 23%, the non-street façade upper story transparency along the north and south building elevations to be 0% and 6%. Setbacks: To permit a fence to be located within the side yard setback.
<i>Waivers</i>	None
<i>Property Address</i>	35 South High Street
<i>Property Owner</i>	Thomas Bassett
<i>Applicants</i>	Heidi Bolyard, AIA NCARB; Bolyard Studio
<i>Case Manager</i>	Eugenia M. Martin, ASLA, Landscape Architect (614) 410-4650 emartin@dublin.oh.us

Application Review Procedure: Minor Project Review

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications for development meet the requirements of Chapter 153 of the Dublin Zoning Code.

Following acceptance of a complete application for Minor Project Review, the Administrative Review Team shall make a recommendation to the Architectural Review Board to approve, deny, or approve with conditions the application based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. A determination by the Administrative Review Team is required not more than 14 days from the date the request was submitted. The Architectural Review Board shall make a decision on the application not more than 28 days from the date of the Administrative Review Team's recommendation.

Zoning Code Analysis

§153.0062 – Building Types

The following building type requirements apply to this site:

Roof Type Requirements	This Flat Roof Type is not a permitted roof type in BSC Historic Core. The applicant is requesting an Administrative Departure for the flat roof on the addition.
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Materials	Proposed primary building material on the addition is stucco which is not a permitted façade material. Wood panels are proposed below the windows on the east and west elevation. The applicant is requesting an Administrative Departure for the use of stucco as building material.
Color	The proposed paint colors, Sherwin-Williams Sole (SW 6896), Sherwin-Williams Khaki Shade (SW 7533), and Sherwin-Williams Creme (SW 7556) are not from an historic color palette, but are from a complementary color palette.
Entrances & Pedestrianways	The existing principal building entrance faces High Street. There are two existing entrances from the rear parking lot on the west building façade. The applicant is proposing two entrances on the addition; one on the south façade and one on the north façade. All entrances are pedestrian in scale, effectively address the street and parking lot with a sidewalk connection as well as meet all Code requirements.
Windows, Shutters, Awnings, Canopies	The proposed windows are vinyl-clad wood with divided-light clear glass and projecting sills, meeting all Code requirements for windows.
Signs	The proposed building-mounted signs facing High Street on the east elevation and the parking lot on the west elevation are placed above the entrances and are integrated into the architecture of the building.
Individual Building Type Requirements	Refer to the attached Individual Building Type Requirement Table. The side yard setback requirement is not met on the north side of the building (3 feet required, 11-inches proposed for the fence). The non-street ground story transparency requirement along the north building elevation is not met (15% transparency required, 10% provided). The street façade upper story transparency requirement along the east building elevation is not met (25% transparency required, 23% provided). The non-street façade upper story transparency requirement along the north and south building elevations is not met (15% transparency required, 0% provided on the north and 6% provided on the south). The applicant is requesting an Administrative Departure for transparency requirements on the north, south, and east elevations.

§153.065(B) – Site Development Standards – Parking & Loading

The two parking spaces required for the addition on this property are provided by the two on-street parking spaces that may be counted toward this building's requirement.



PART II: Administrative Review Team Comments

Land Use and Long Range Planning

Minor Project Review

Determination of Building Type

The ART may designate an Existing Structure as a specific building type upon a finding that the structure is substantially similar in character and form to one of the permitted building types for the district in which the structure is located. This Existing Structure meets all of the required standards of a Historic Cottage Commercial building type.

Transparency

The required non-street ground story transparency along the north building elevation is 15%; 10% is provided on the overall façade, but the addition does not have any transparency due to Building Code requirements for the proximity of the addition to the property line. The required street façade upper story transparency along the east building elevation is 25% transparency and 23% is provided. The required non-street façade upper story transparency along the north and south building elevations is 15% transparency and 0% is provided on the north while 6% provided on the south. An Administrative Departure is appropriate due to Building Code requirements that reduce transparency on the north, south and east elevations for this Existing Structure, and for 0% transparency on the north elevation of the addition.

Roof Type

Flat Roof types are not permitted in BSC Historic Core, however the style is appropriate to the architectural style of the addition as well as complements the existing principal structure, minimizing the visual impact of the addition. An Administrative Departure is appropriate for the use of a flat roof on the addition.

Materials

Stucco is not a permitted building material; however the existing principal structure has stucco as a primary building material. The addition includes wood panels located below the windows on the east and west elevations, minimizing the amount of stucco on these elevations. An Administrative Departure is appropriate to permit stucco as a primary building material on the addition.

Fencing, Walls, and Screening

The proposed fence provides a connection of the addition to the existing coach-house buildings and is located at the corners of the buildings. The side yard setback requirements for BSC Historic Core is three feet, which would locate the terminus of the fence on the façade of the eastern coach-house building, three feet from the corner of the building and creating a long narrow space along the northern property line. The proposed location of the fence provides a logical and architecturally appropriate terminus at the building corners and an Administrative Departure is appropriate for the location of the fence.

Signs

The proposed signs are consistent with the Code requirements for signs.



Engineering

The project is located in the Historic Dublin exemption area as described in Chapter 53, Stormwater Regulations and will not be required to provide quantity control for the new impervious area. The disturbed area on the site will be less than 1 acre and will not be required to provide post-construction water quality controls per the OEPA regulations. The proposed downspouts should be disconnected and allowed to freely drain into the proposed landscape beds next to the building.

There are two sections of existing walkways that are not shown on the proposed site plan and will need to be identified on the building permit plans along with what is proposed to happen with these walks. The proposed walkways to the rear of the addition are located in a low area on the site. It is recommended the new walkways be brick in lieu of concrete in order to provide better drainage as well as allow more water to percolate to the roots of the large existing tree.

The north property line should be staked by a surveyor prior to construction of the fence to ensure the fence is built on the applicant's property. Spot grades will need to be provided at building permits to demonstrate how the drainage will be addressed between the new structure and the building to the north as well as the walkways.

Building Standards, Fire, Police, Economic Development, Parks and Open Space

No Comments

PART III: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

This proposal complies with the Minor Project Review criteria and the applicable development standards of the Zoning Code. The Administrative Review Team recommends approval of this request as submitted.

