



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

April 24, 2013

Minor Project Review

13-023ARB-MPR – BSC Historic Residential District

Larson Residence – Architectural Modifications 76 South Riverview Street

This is a request for the replacement of an existing shingle roof with a standing seam metal roof for an existing residence on the east side of South Riverview, north of the intersection with Eberly Hill. This is a request for review and approval of a Minor Project Review application under the provisions of Zoning Code Sections 153.062(E) and 153.170, and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Wednesday, March 27, 2013

Date of ART Recommendation

Thursday, April 4, 2013

Date of Architectural Review Board Determination

Thursday, April 24, 2013

Case Managers

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Jennifer Rauch, AICP, Planner II | (614) 410-4690 | jrauch@dublin.oh.us



PART I: Application Overview

<i>Zoning District</i>	BSC Historic Residential District
<i>Review Type</i>	Minor Project Review
<i>Development Proposal</i>	Modifications to an Existing Structure
<i>Use</i>	Single Family Residential (Permitted Use in BSC Historic Residential District)
<i>Building Type</i>	Existing Structure; Single-Family Detached (Permitted in BSC Historic Residential District)
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	76 South Riverview Street
<i>Property Owner</i>	David & Elizabeth Larson
<i>Case Manager</i>	Sharonda Whatley, Planning Assistant (614) 410-4663 swhatley@dublin.oh.us Jennifer Rauch, AICP, Planner II (614) 410-4690 jrauch@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 and Site Plan Review Waivers, if necessary. 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

§153.062(E)(3) – Roof Materials

Permitted roof materials include 300 pound or better dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Flat roofs are permitted to use any roof material appropriate to maintain proper drainage. The required reviewing body may approve engineered wood or slate during the site plan review with examples of successful, high quality installations in comparable climates. Roof penetrations (fans, exhaust, vents, etc.) shall be finished to match the color of the roof and shall not be visible from principal frontage streets. Green roofs and roof gardens are encouraged.



Colors for all painted structures shall be selected from appropriate historic color palettes from any major paint manufacturer, or as determined appropriate by the required reviewing body.

The applicant has elected to replace the current roofing material with LEED and Energy Star compliant Galvalume tiles in Colonial Red. Primary building materials are permitted to include asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.

PART II: APPLICABLE REVIEW STANDARDS

Minor Project Review Criteria

The Administrative Review Team has reviewed this application based on the review criteria for Minor Projects, which include the following proposed responses:

(c) Meets Applicable Zoning Regulations

Met. The proposed materials are consistent with the Zoning Code requirements for primary roofing materials in type of material, visual depth, and color. The proposed roof replace the existing shingle roof which is consistent with the Zoning Code requirements for permitted roofing materials.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Met. The proposed building materials will contribute to the traditional residential character of the BSC Historic Residential District as well as meet the requirements for primary building materials in the Bridge Street District.

Architectural Review Board

Section 153.174 of the Zoning Code identifies criteria for the review and approval of a Board Order for proposals within the Architectural Review District Boundaries. Following is an analysis by Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion met: The proposed roofing materials are compatible with the character of the existing building and adjacent buildings.

5) Appropriate Color Scheme

Criterion met: The proposed color is Colonial Red; it is traditional and complementary to the colors of the existing building.

Alteration to Buildings, Structure, and Site Standards

1) Reasonable Effort to Minimize Alteration of Buildings and Site.

Criterion met. The proposed architectural modifications are limited to the change in roofing material, maintaining the original architectural character of the structure.



- 2) Conformance to Original Distinguishing Character.
Criterion met. The proposed change in from aluminum siding to fiber cement siding is more in character for the style of architecture as well as contributes to the traditional residential character of the BSC Historic Residential District.

PART III: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Approval for this Minor Project Review application as submitted.

