



# Minor Project Review

## 13-023ARB-MPR – BSC Historic Residential District

### Larson Residence – Architectural Modifications 76 South Riverview Street

This is a request for Minor Project Review for architectural modifications of an Existing Structure in the Architectural Review District. The request is 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 Street at the intersection with Eberly Hill.

#### **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**

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

Sharonda Whatley, Planning Assistant | (614) 410-4663 | swhatley@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 (Roof)
<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 Managers</i>	Sharonda Whatley, Planning Assistant   (614) 410-4663   <a href="mailto:swhatley@dublin.oh.us">swhatley@dublin.oh.us</a> Jennifer Rauch, AICP, Planner II   (614) 410-4690   <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>

### **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) and (4) – Roof Materials and Colors*

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. 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 existing shingle roof with a LEED and Energy Star compliant galvalume, standing seam roof in Colonial Red.

## **PART II: Administrative Review Team Comments**

### **Land Use and Long Range Planning**

#### **Minor Project Review**

Building types in the Bridge Street District are required to provide a range of high quality buildings which reinforce the character of each district. The intent of the BSC Historic Residential district is to permit the preservation and development of homes while maintaining and promoting the traditional residential character of the Historic Dublin area. The proposed standing seam roof meets the intent and is appropriate.

### **Building Standards, Parks and Open Space, Fire, Engineering, Police, Economic Development**

No comments.

## **PART III: APPLICABLE REVIEW STANDARDS**

### **Minor Project Review Criteria**

The Administrative Review Team shall review 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.

(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.

## **PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board.