

Minor Project Review

13-042ARB-MPR – BSC Historic Residential District

Sharpin Residence – 134 S. Riverview Street

This is a request for modifications to an existing single-family home, including a deck replacement, new pergola, and new front porch, on the east side of South Riverview Street between Pinney Hill Lane and Short Street. This is a request for review and recommendation to the Architectural Review Board for a Minor Project Review application under the provisions of Zoning Code Sections 153.063(B), 153.062 (E), and 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Monday, May 3, 2013

Date of ART Recommendation

Thursday, May 16, 2013

Date of Architectural Review Board Determination

Wednesday, May 22, 2013

Case Managers

Jennifer M. 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>	Deck replacement, new pergola and new front porch.
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	134 South Riverview Street
<i>Property Owner</i>	Paula Sharpin
<i>Case Manager</i>	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 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.

Proposal Overview

The applicant is proposing to make modifications to the front and rear of the existing single-family structure.

Front: Removal of the existing wooden walkway leading to the existing front porch and replacement with a new covered open porch with a flagstone walkway.

Rear: Removal of the existing wood stairs, second floor deck and railing material to be replaced with new composite decking and railing. A 10-foot by 12-foot pergola is also proposed above the second story deck. The area where the stairs are removed will become additional deck area and a new spiral staircase is proposed to access the lower level. The lower level improvements include the removal of the wood deck and railing material, which will be replaced with composite to match; and the enclosure of the lower level to create a screened-in porch.

Zoning Code Analysis

§153.063(B) – Neighborhood Standards – BSC Historic Residential District

The BSC Historic Residential District requirements were intended to maintain those provisions that were in place prior to adoption of this new District. The applicable standards for development include minimum setback requirements.

§153.062(E) – Building Types – Materials and Colors

Code permits stone, brick, glass, wood and fiber cement siding as primary materials and requires the use of appropriate colors from a historic color palette.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Land Use and Long Range Planning

The proposed materials and colors are consistent with Code and complement the existing structure. The open porch meets the requirements of Section 153.062(1)(2). The proposed improvements occur within the existing building envelope; however, the applicant will need to verify the setbacks and provide this information as part of the building permit.

Engineering

The rear of the property is also located within the floodplain. The proposed improvements are shown within the existing building footprint; however, the plans will need to be revised to include the floodplain limits at part of the building permit.

Building Standards

Building Code limits the height of a spiral staircase to 12 feet in height. The applicant will need to verify the height of the staircase and modify the design of the staircase to meet the Building Code in the event it exceeds the height.

Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Applicable Review Criteria

Minor Project Review Criteria

This application has been reviewed based on the review criteria for Minor Projects, which include the following:

(c) Meets Applicable Zoning Regulations

Criterion met with conditions: The proposed improvements meet the Zoning Code requirements for materials and colors and location; however, the applicant will need to provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review. The applicant will also need to verify the height of the staircase and modify the design of the staircase to meet the Building Code in the event it exceeds the height.

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

Criterion Met. The proposed modifications maintain the character desired within the Historic Residential 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 analysis is based on those criteria.

General Review Standards

- 1) Character and Materials Compatible with Context
Criterion met. The proposed front porch modifications and the new deck elements are compatible with the character of the existing building.

- 5) Appropriate Color Scheme
Criterion met. The proposed coordinate with 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, maintaining the original architectural character of the structure.

- 2) Conformance to Original Distinguishing Character.
Criterion met. The proposed changes are in character for the style of architecture and contribute to the traditional residential character of the BSC Historic Residential District.

PART IV: RECOMMENDATION

Approval with two conditions.

- 1) The applicant provide a revised site plan verifying the front setback and the floodplain limits as part of the building permit review.
- 2) The applicant will need to verify the height of the spiral staircase and modify the design of the staircase to meet the Building Code in the event it exceeds the height.