



Minor Project

13-113ARB-MPR – BSC Historic Residential District

Schmitt Residence – 97 S. Riverview Street

This is a request for the construction of a new single-family dwelling at the northwest corner of the intersection with South Riverview Street and Pinney Hill. This is a request for review and approval of a Minor Project in accordance with Zoning Code Sections 153.063(B) and 153.170 and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Wednesday, November 13, 2013

Date of ART Recommendation

Thursday, December 5, 2013

Date of Architectural Review Board Determination

Wednesday, December 11, 2013

Case Manager

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
<i>Development Proposal</i>	New Single-Family Detached Dwelling
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	97 South Riverview Street
<i>Property Owner</i>	Kurt Schmitt, property owner
<i>Applicant</i>	Dan Morgan, Behal Sampson Dietz
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us

History

The applicant received approval of a Board Order on September 25, 2013 to demolish the existing, deteriorated single-family house located on the site. This approval included the ability to demolish the structure in advance of receiving a permit for a new building as the existing structure was in poor condition and presented a potential hazard.

Application Contents

The applicant is proposing to construct a new single-family detached house centered on the existing lot located at the intersection of South Riverview Street and Pinney Hill. The proposed house is oriented along Pinney Hill with the principal entrance along this frontage. An outdoor gathering area is proposed along the South Riverview frontage, while the garage is located on the western portion of the lot with access from Blacksmith Lane. There are several existing trees along the periphery of the site, which are intended to be maintained with the construction of the house. An existing gravel vehicular pull-off area is located along Pinney Hill adjacent to the home entrance and will also remain. The primary building materials are stone and fiber cement siding with asphalt shingles.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning & Building Standards

Minor Project

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

Lot Area and Width

The proposed development is located on a 0.25-acre lot that is 165 feet deep by 66 feet wide, which meets the Code required minimum 0.22 lot area and minimum lot depth of 60 feet with 60 feet of frontage along a public right-of-way.

Building Height

The proposed house is shown at 26 feet in height to the top of the ridge line, which meets the Code required maximum of 35 feet height.

Lot Coverage

Code permits 50% lot coverage for all principal and accessory structures and impervious surfaces on the site, unless otherwise approved by the Architectural Review Board. The proposal includes a combined of 52.8%, which exceeds the requirement. Given the scale of the proposal on the lot, Planning recommends the plans be altered to reduce the lot coverage to meet Code. There was significant discussion at the Administrative Review Team regarding the request for increased lot coverage, but the ART determined the condition should be upheld.

Minimum Setbacks

Code requires minimum setbacks based on named street frontages.

Minimum Setbacks			
Location	Permitted (ft.)	Proposed (ft.)	Requirement
Front (Riverview St.)	20	20	Met
Side (unlisted street)	3, total of 12	5 and 7, total 12	Met
Rear (unlisted street)	15	15	Met

The front setback is provided at South Riverview Street, with the side yards along Pinney Hill and the north property line, and the rear yard setback designated along Blacksmith Lane. Driveways must be set back a minimum of 3 feet from a side yard, which is met along the north property line with the proposed driveway.

Architectural Consultant

The proposed architectural design was reviewed by one of the City’s architectural consultants with respect to the intent of the Historic District. The review letter was provided to the applicant and is attached for reference. The applicant has incorporated a number of the design comments into the revised submittal to Planning’s satisfaction.

Engineering, Parks and Open Space, Fire, Police, Economic Development

No comments.

PART III: 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 with condition. The proposal is consistent with the Zoning Code requirements for lot area and width, setbacks, and building height. The proposal exceeds the Code permitted lot coverage of 50 percent, and is indicated at 52.8 percent. Planning recommends the proposal be modified to meet the requirement.

(d) Safe and Efficient Pedestrian, Bicycle, & Vehicular Circulation

Met. The proposed driveway is from Blacksmith Lane and is consistent driveways of adjacent properties.

(f) Open Space Suitability and Natural Features Preservation

Met. The proposal incorporates a significant number of the existing trees on the site. The revised submittal indicates the removal of two trees due to poor tree condition.

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

Met. The proposed home will contribute to the residential character of the BSC 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 is an analysis by Planning based on those criteria.

General Review Standards

1) Character and Materials Compatible with Context

Criterion met. The proposed stone and fiber cement siding, trim and colors are compatible with the character of adjacent buildings.

2) Recognition and Respect of Historical or Acquired Significance

3) Compatible with Relevant Design Characteristics

Not Applicable

4) Appropriate Massing and Building Form

Criterion met. The overall building design is appropriate and incorporates traditional dormers and gable roof design. The proposed garage is located along the alley and minimizes the visual impact along the front elevation

5) Appropriate Color Scheme

Criterion met. The proposed siding and trim colors are appropriate for the Historic Residential District and in keeping with the surrounding homes.

- 6) **Complementary Sign Design**
- 7) **Appropriate Landscape Design**
- 8) **Preservation of Archaeological Resources**

Not Applicable

Alteration to Buildings, Structure, and Site Standards

- 1) **Reasonable Effort to Minimize Alteration of Buildings and Site**
Criterion met. The proposed house is located along the street frontage to preserve a majority of the existing trees on site.
- 2) **Conformance to Original Distinguishing Character**
- 3) **Retention of Historic Building Features and Materials**
- 4) **Alteration Recognizes Historic Integrity and Appropriateness**
- 5) **Recognition and Respect of Historical or Acquired Significance**
- 6) **Sensitive Treatment of Distinctive Features**
- 7) **Appropriate Repair or Replacement of Significant Architectural Features**
- 8) **Sensitively Maintained Historic Building Materials**

Not Applicable

Additions to Existing Buildings, Structure, and Site

- 1) **Materials are Traditional to the District**
Criterion met. The proposed siding and trim material are consistent with materials used in the Historic District as well as maintains the architectural character of the existing structure.
- 2) **Design is Compatible with Size, Scale, Color, Material and Character**
- 3) **Additions are Clearly Distinguishable.**
- 4) **Buildings, Structures and Sites are Recognized as Products of their Own Time.**

Not Applicable

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board with one condition.

- 1) That the applicant work with Planning to revise the site plan to meet lot coverage requirements of 50 percent, as required by Code.