



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

January 29, 2014

## Minor Project

### 14-001ARB-MPR – BSC Historic Residential District

#### Tackett Residence – 200 S. High Street

This is a request for the construction of a new single-family detached house centered on a vacant lot on the east side of South High Street, north of the intersection with Short Street. 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**

Monday, January 6, 2014

**Date of ART Recommendation**

Thursday, January 23, 2014

**Date of Architectural Review Board Determination**

Wednesday, January 29, 2014

**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>	200 South High Street
<i>Property Owner</i>	Floyd Tackett, property owner
<i>Applicant</i>	John Behal, Behal Sampson Dietz
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us

### Application Contents

The applicant is proposing to construct a new single-family detached house centered on a vacant lot on the east side of South High Street, north of the intersection with Short Street. The proposed house is oriented toward South High Street with the driveway along the southern property line. A patio and pool area is located along the southern portion of the elevation, and a detached garage is proposed in the southeast corner of the driveway. There are several existing trees on the neighboring property to the north which will not be affected with the construction of the house. The applicant is also proposing to remove the stone wall located along South High Street and replace it with a traditional stone wall with the dry-laid stone and bookend design.

## 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 0.32-acre lot that is 186 feet deep by 76 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 height is 25 feet, which meets the Code 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 lot coverage of 49.5%.

*Minimum Setbacks*

Code requires minimum building setbacks based on named street frontages. The proposed driveway at the south property line meets the minimum Code required setback of 3 feet from a side yard.

<b>Minimum Setbacks</b>			
<b>Location</b>	<b>Permitted (ft.)</b>	<b>Proposed (ft.)</b>	<b>Requirement</b>
Front (S. High Street)	15	15	Met
Side (unlisted street)	4, total of 16	9.5 and 16.5, total 26	Met
Rear (unlisted street)	15	25	Met

**Engineering**

The City Engineer has approved a right-of-way encroachment for the proposed stone wall improvements along South High Street. Separate permits will be required.

An existing manhole is located within close proximity to the proposed driveway at the southwestern corner of the property. The applicant will need to work with Engineering should any modifications be required for this inlet.

Sanitary sewer service is not directly available to this lot and the applicant will need to determine the desired method to connect to the sewer service located on the property to the north. The applicant will be responsible for securing off-site easements and/or agreements with the adjacent property owner to provide this connection.

**Parks and Open Space**

The Subdivision Regulations require land dedication for playgrounds, indoor recreation centers, and other public recreation facilities in addition to the open space requirement. A recreation site fee may be paid in lieu of land dedication if the size of the site is too small or otherwise unsuitable for land dedication. As part of the final plat approval in 2009, a condition of approval required the future payment of the recreation fee, which is based on a percentage of the total land and building costs. The condition stated the fee was required prior to receiving a building permit.

**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, building height and lot coverage. The applicant will be required to pay the recreational site fee prior to the issuance of a building permit.

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

*Met with condition.* The proposed driveway from South High Street provides adequate access to the lot. The applicant will work with Engineering should any modifications need to be made to the inlet located along South High Street.

**(f) Open Space Suitability and Natural Features Preservation**

*Met.* No modifications are proposed.

**(g) Adequate Provision of Services.**

*Met with condition.* The applicant will be responsible for securing off-site easements and/or agreements with the adjacent property owner to provide sanitary sewer service connection.

**(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 hardie panel siding, hardie shingle, shingled roofing, stone veneer, trim and colors are compatible with the character of adjacent buildings.

**2) Recognition and Respect of Historical or Acquired Significance**

*Not Applicable*

**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 rear-loaded attached garage is invisible from the primary frontage along the front elevation. The proposed detached garage is set back behind the home 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 appropriately on the narrow, linear lot and scaled appropriately to the street.

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.

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: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

Recommendation of approval to the Architectural Review Board with three conditions.

- 1) The recreation site fee be paid prior to issuance of a building permit.
- 2) The applicant work with Engineering should any modifications need to be made to the inlet located along South High Street.
- 3) The applicant will be responsible for securing off-site easements and/or agreements with the adjacent property owner to provide sanitary sewer service connection.