



Minor Project Review

14-013ARB-MPR – BSC Historic Residential District

Rigsby Residence – Architectural Modifications 64 South Riverview Street

This is a proposal for a roof replacement for a single-family home in the Historic District, on the east side of South Riverview Street at the intersection with Eberly Hill. This Minor Project Review is proposed in accordance with Zoning Code Section 153.066(G) under the review standards of Zoning Code Section 153.170 and the Historic Dublin Design Guidelines.

Date of Application Acceptance

Friday, February 14, 2014

Date of ART Recommendation

Thursday, March 6, 2014

Date of Architectural Review Board Determination

Thursday, March 19, 2014

Case Managers

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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>	64 South Riverview Street
<i>Property Owner</i>	Mark and Judy Rigsby
<i>Case Managers</i>	Jordan Fromm, Planning Assistant (614) 410-4654 jfromm@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) 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.

The applicant has elected to replace the existing dimensional asphalt shingle roof with slate-patterned asphalt shingles in Hearthstone Slate to produce an appearance that complements neighboring roof styles. The applicant has opted not to install a more historic style roofing material, such as standing seam or slate as the home is not an historic property nor is the home style historic in character.

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 roof material change meets this intent and is appropriate in character to its surroundings.

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.