



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

April 3, 2014

## Minor Project

### 14-022ARB-MPR – BSC Historic Residential District

#### Dyas Residence – 180 S. Riverview Street

This is a proposal for architectural modifications including new siding, roof, windows and doors and construction of a 483-square-foot building addition, and site modifications including a new driveway and replacement of an existing deck for a single-family home on the east side of South Riverview Street, north of the intersection with Short Street in Historic Dublin. This is a request for review and approval of a Minor Project Review in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

#### **Date of Application Acceptance**

Monday, March 20, 2014

#### **Date of ART Recommendation**

Thursday, April 3, 2014

#### **Date of Architectural Review Board Determination**

Wednesday, April 23, 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>	Existing Structure
<i>Administrative Departures</i>	None
<i>Waivers</i>	None
<i>Property Address</i>	180 South Riverview Street
<i>Property Owner</i>	Bob and Susan, property owner
<i>Applicant</i>	Heidi Bolyard, Bolyard Studio
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us

### Application Contents

The existing one-story, 1,056-square-foot ranch home, was built in 1957 with white aluminum siding, and a stone chimney on the front facade. The aluminum siding and gutters were replaced with white vinyl siding and seamless gutters after a storm in 2003. New vinyl windows and door were installed in 2011. A two car garage is on the south side of the home and a stone porch with an all season room is along the rear. The home is not listed on the National Register of Historic Places or Ohio Historic Inventory.

The applicant is proposing to construct a 483-square-foot building addition to accommodate a new one-car front-loaded garage with a new concrete driveway. The proposed addition is on the northwestern corner of the existing house and will extend 8 feet, 4 inches in front of the front elevation. The proposal includes replacing the existing vinyl siding and asphalt roof with new vertical HardiePanel siding and asphalt shingles. A stone water table is proposed along the front and side elevations and will match the existing stone chimney. New gutters and trim will also be installed as part of the proposal. The existing rear patio will be replaced in the same location with a new Trek material deck with Trek railings and tempered glass panels. The proposed overall color scheme include gray tones for the siding and deck materials, white for the trim and weathered wood for the shingles.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning and Building Standards

#### Minor Project

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

#### *Lot Requirements*

The existing parcel is a 0.46-acre lot with 146 feet of frontage along South Riverview Street, which is unchanged with the proposal and meets Code. 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 has a combined lot coverage of 14%.

*Building Height*

The existing home is 13 feet 3 inches tall, with the proposed addition at 14 feet 7 inches, which meets the Code maximum of 35 feet height.

*Minimum Setbacks*

Code requires minimum building setbacks based on named street frontages. The proposed driveway at the north property line meets the minimum Code required setback of 3 feet from a side yard. The rear of the property contains significant floodplain due to the proximity to the Scioto River. The proposed deck modifications are maintained within the existing footprint and do not encroach into the designated floodplain areas.

Minimum Setbacks			
Location	Permitted (ft.)	Proposed (ft.)	Requirement
Front (S. Riverview Street)	0	15	Met
Side	3, total of 12	3 and 58, total 61	Met
Rear	15	85	Met

**Engineering**

The existing home is served by public water and sewer services. Revised plans as part of the building permit set should include a note verifying the existing service will be used and no additional service is required.

**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.* The proposal is consistent with the Zoning Code requirements for lot area and width, setbacks, building height and lot coverage.

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

*Met.* The elimination of the driveway on the southern portion of the house in lieu of the proposed driveway from South High Street provides adequate access to the lot and the proposed hard surface material meets Code.

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

*Met.* The plans note no trees will be removed as a result of the construction and silt fence will be *installed* along the rear of the existing home to limit the environmental impacts during construction.

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

*Met with condition.* The existing home is served by public water and sewer services. Revised plans as part of the building permit set should include a note verifying the existing service will be used and no additional service is required.

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

*Met.* The proposed modifications to the home will continue the residential character of the BSC Historic Residential District.

**PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION**

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

- 1) The plans be revised as part of the building permit set to include a note verifying the existing public water and sewer services will be used and no additional services are required.