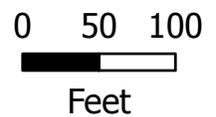


14-022ARB-MPR
 Minor Project Review
 Dyas Residence
 180 S Riverview Street





City of Dublin

Land Use and Long
Range Planning
5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

APRIL 3, 2014

The Administrative Review Team made the following determination at this meeting:

1. BSC -HR – Dyas Residence – Architectural and Site Modifications

**180 South Riverview Street
Minor Project Review**

14-022ARB-MPR

Proposal: Architectural modifications including new siding, roof, windows and doors; 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 located on the east side of South Riverview Street, north of the intersection with Short Street in Historic Dublin.

Request: Review and approval of a Minor Project in accordance with Zoning Code Sections 153.066(G) and 153.170 and the *Historic Dublin Design Guidelines*.

Applicant: Bob and Deanna Dyas, property owners.

Planning Contact: Jennifer M. Rauch, AICP, Senior Planner

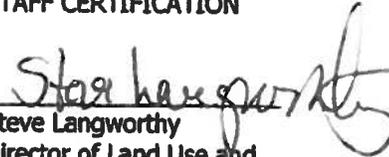
Contact Information: (614) 410-4690; jrauch@dublin.oh.us

DETERMINATION: Recommendation of approval to the Architectural Review Board of this application for Minor Project Review with one condition:

- 1) That 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.

RESULT: This application was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION


 Steve Langworthy
 Director of Land Use and
 Long Range Planning



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

APRIL 3, 2014

ART Members and Designees: Steve Langworthy, Planning Director; Gary Gunderman, Planning Manager; Dave Marshall, Review Services Analyst; Alan Perkins, Fire Marshal; Barb Cox, Engineering Manager; Fred Hahn, Director of Parks and Open Space; Laura Ball, Landscape Architect; Jeff Tyler, Building Standards Director; and Colleen Gilger, Economic Development Director.

Other Staff: Rachel Ray, Planner II; Claudia Husak, Planner II; Jennifer Rauch, Senior Planner; and Laurie Wright, Staff Assistant.

Applicants: Bob and Deanna Dyas, property owners (Case 1); and Teri Umbarger, BHDP Architects (Case 2).

Gary Gunderman called the meeting to order. He asked if there were any amendments to the March 27, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

DETERMINATION

- 1. BSC -HR – Dyas Residence – Architectural and Site Modifications**
14-022ARB-MPR
180 South Riverview Street
Minor Project Review

Jennifer Rauch said this is a proposal for architectural modifications including new siding, roof, windows, and doors; 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. She said 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*.

Ms. Rauch said this application was reviewed last week and the applicant has updated the site plan and provided an updated survey correctly showing the right-of-way and easements. She stated they have met all of the requirements and are compliant, with no further modifications made to the addition. She said the driveway will be concrete to meet Code requirements and the existing gravel driveway will be removed and replaced with sod.

Ms. Rauch said the revised elevations show that the horizontal Hardieplank siding has been replaced with vertical Hardieplank siding; the water table that matches the chimney will wrap the front and two sides of the home; and the garage door has been changed to a carriage style.

Ms. Rauch concluded that the Administrative Review Team recommends approval of the request to the Architectural Review Board with one condition:

- 1) That 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.

Mr. Langworthy asked if there were any questions or comments.

Barb Cox said she will follow up with Franklin County about the ordinance for reducing the street right-of-way but does not anticipate any problems.

Mr. Langworthy asked if there were any further questions or concerns with respect to this application. [There were none.] Mr. Langworthy concluded that the ART recommends approval of the request to the Architectural Review Board with one condition.

INTRODUCTION

2. Ohio University Heritage College of Medicine - Signs

14-025WID-DP/SP

**7001 & 7003 Post Road
Development Plan/Site Plan Review**

Rachel Ray said this is a proposal for a campus identification sign, building-mounted signs, wayfinding signs and on-site directional signs for a college campus, located at the southwest corner of the intersection of Post and Eiterman Roads. She said this is a request for review and recommendation of approval for Development Plan/Site Plan Review in accordance with Zoning Code Sections 153.042(D) and 153.042(E)(7).

Ms. Ray asked the applicant, Teri Umbarger, BHDP Architects, to provide an overview of the request.

Ms. Umbarger said she had submitted a sign package for the Ohio University Heritage College of Medicine (HCOM) portion of the campus only that includes ground, building, and directional signs that are similar to the types of signs that Ohio University uses on their other campuses. She explained that when the applicant had initiated discussions for the campus signs last year with the City, it was determined that the West Innovation District zoning regulations were insufficient to address the unique campus identification needs. She noted that at that time, it was understood that either a Zoning Code amendment or a sign plan would be necessary.

Ms. Umbarger provided an overview of each of the different types of signs requested, including pedestal mounted directional signs, building-mounted pedestrian identification signs, flag-mounted directional signs, post maps, a campus gateway sign, a college monument sign, and exterior building lettering. She said she did not have a master sign plan for the whole campus but what was determined as standard for the HCOM property was intended to be used for future development on the campus.

he said that since the windows are on the side of the building he is ok with the windows and their design. He said the applicant had already submitted building permits for the interior but may need revisions for the exterior modifications.

Curtis Echelberry asked if a revised floor plan needed to be submitted. Mr. Tyler said Building Standards would review.

Mr. Langworthy asked if there were any further questions or concerns with respect to this application. [There were none.]

Mr. Langworthy confirmed the ART's approval of this request for Minor Project Review with no conditions.

CASE REVIEW

2. BSC -HR – Dyas Residence – Architectural and Site Modifications

14-022ARB-MPR

**180 South Riverview Street
Minor Project Review**

Jennifer Rauch said 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 located on the east side of South Riverview Street, north of the intersection with Short Street in Historic Dublin. She said 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*.

Ms. Rauch said the proposal was introduced last week. She said Heidi Bolyard was present as well as the homeowners, Bob & Susan Dyas. She said at the case introduction the ART expressed concerns with the location of the house with respect to the property lines and setback as well as the front loading garage. She explained even though there is no front setback requirement, the property lines need to be noted on the site plan. She questioned whether additional modification could or should be made to the design of the garage and the proposed garage door.

Susan Dyas said they were open to any recommendations for possibly changing the look of the garage. Bob Dyas said they had completed some renovations on the inside of the home and were now working on the outside, hoping to capture more livable space and vehicular access to a garage as it is not possible in its current location due to the tight turn radius from the driveway. He said as it is currently just used as storage, they plan to turn the garage into a bunk room and bathroom and would agree to any changes proposed for the garage door. He explained the rear porch was in horrible shape and after structural analysis, they decided to remove the patio and add a deck.

Heidi Bolyard questioned the property line on the site plan.

Barb Cox said she reviewed the original plat of Historic Dublin and this showed a change in the right of width of South Riverview Street. She said an ordinance from 1981 vacated 7.5 feet on each side and all of this will need to be reflected correctly on the site plan. She will ask Franklin County to make the appropriate changes for this project and any future developments.

Ms. Cox said she will send this information to Mr. Patridge, Jr. to update his plot plan. She questioned whether this will create a right-of-way or easement encroachment but emphasized the need for the proposed additions and improvements to be shown all on one plan instead of the various plans in order to determine if there is any kind of encroachment. She thought the right-of-way was a unique situation. She also inquired about the three-foot setback off the side of the lot, the gravel driveway, and the location of the sewer and water lines.

Mr. Dyas asked if they could make the addition bigger. Ms. Cox said she would not know until she could see all the lines as they related to this property.

Fred Hahn asked about the purpose of the easement. Ms. Cox responded it was for public utility use.

Mr. Dyas asked if the sewer lines were located in there also. Ms. Cox thought the sewer might be closer to the pavement with the water on the other side of the street.

Steve Langworthy asked if the easement was recorded for this portion of Riverside Drive and inquired about the other properties.

Ms. Cox said at the time, encroachments into the right-of-way existed and the reduction in the right-of-way width (from 50 feet to 35 feet) eliminated this situation. She confirmed that 35 feet in width is good for S. Riverview Street. Ms. Rauch said it needed to be reflected on the proposed site plan.

Ms. Rauch noted the proposed gravel driveway is not a permitted driveway material and would need to be revised.

Mr. Dyas said there was no curb cut. Ms. Dyas said the gravel in the front lining the street served as parking for several neighboring properties. Mr. Dyas said he would remove the old gravel driveway and re-sod the yard. Ms. Cox said that was preferable and wanted to see just one driveway.

Mr. Langworthy asked if there were any additional questions or comments.

Jeff Tyler asked if the water table could be wrapped from the front to at least the sides of the home. Mr. Dyas agreed to wrap the water table on three sides, excluding the rear.

Ms. Rauch questioned the possibility of changing the architecture to draw attention away from the front-loaded garage. Heidi Bolyard suggested a flush carriage door to which Mr. Dyas agreed. Mr. Tyler agreed and recommended keeping the design as simple as possible as that

was the character and charm of the home. He said additional design features would call attention to the front-loaded garage and said no other architectural changes should be made.

Ms. Rauch confirmed the existing planters on the side of the chimney would be removed.

Steve Langworthy asked if there were any further questions or concerns with respect to this application. [There were none.] He stated the target date for the Administrative Review Team's recommendation to the Architectural Review Board is scheduled for April 3rd for the April 23, 2014 ARB meeting.

ADMINISTRATIVE

Mr. Langworthy asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:32 pm.

2. BSC -HR – Dyas Residence – Architectural and Site Modifications
14-022ARB-MPR **180 South Riverview Street**
Minor Project Review

Jennifer Rauch said this is a proposal for architectural modifications including new siding, roof, windows, and doors; 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 located on the east side of South Riverview Street, north of the intersection with Short Street in Historic Dublin. She said 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*.

Ms. Rauch said this is a request to construct an addition on the northwest corner of the home, which faces South Riverview Street. She said the addition includes an attached one-car garage, with additional living space. She said the existing garage will be transformed into a bedroom. She said a separate structure will provide a front porch at the main entry. She explained the stone patio at the rear of the home is falling apart and a new deck and railing will be built over top of it, comprised of Trex Decking and Azek railings and posts with glass panels in between. She said the existing siding, trim, and asphalt shingles on the home would be replaced with new Hardieplank siding, Azek trim and dimensional shingles. She noted a cultured stone water table will also be added to the front elevation and the new stone will match the stone on the existing chimney.

Ms. Rauch shared slides that reflected the different elevations and site plan. She explained that it has a steep backyard, since the property backs up to the Scioto River. She confirmed that the current garage is for one car only and the new garage will be the same.

Ms. Rauch was asked about the number of windows on the north side of the addition, to which she confirmed there was one new sliding glass window. Rachel Ray confirmed that neither the existing or proposed windows have smaller light divisions.

Jeff Tyler asked how the stone water table would terminate at the corners of the front elevation, since they were not shown to turn the corner to the side elevations. Ms. Rauch suggested that they wrap both sides of the home with the water table.

There was concern raised by several ART members as to the location of the front façade with respect to the front property line and if the new addition will encroach into the right-of-way. Ms. Rauch said there was no front yard setback per Code but was concerned that the site was very tight.

Ms. Ray suggested that a survey be requested as the submitted site plan did not appear to correlate with the GIS.

Barb Cox questioned the angle and materials of the new driveway and requested a survey. She asked about the floodplain in relation to the back patio. Ms. Rauch said the deck would be constructed over the footprint of the existing patio, which did not appear to encroach into the floodplain.

Gary Gunderman asked if there were any further questions or concerns with respect to this application. [There were none.] He stated the target date for the Administrative Review Team's recommendation to the Architectural Review Board is scheduled for April 3rd for the April 23, 2014 ARB meeting.

ADMINISTRATIVE

Mr. Gunderman asked if there were any administrative issues or other items for discussion. [There were none.] The meeting was adjourned at 2:22 pm.



ARCHITECTURAL REVIEW BOARD

BOARD ORDER

MAY 25, 2011

Land Use and
Long Range Planning
3800 Snier-Rings Road
Dublin, Ohio 43016-1236

Phone/IDD: 614-410-4600
Fax: 614-410-4747
Web Site: www.dublin.oh.us

The Architectural Review Board took the following action at this meeting:

- 2. Dyas Residence** **180 South Riverview Street**
11-028ARB **Exterior Modifications**
- Proposal:** Exterior modifications including replacing windows and a door on a single family residence within the Historic District, located on the east side of South Riverview Street, approximately 250 feet north of the intersection of Short and South Riverview Streets.
- Request:** Review and approval of exterior modifications under the provisions of Code Section 153.070 and the *Historic Dublin Design Guidelines*.
- Applicant:** Deanna Dyas, Owner
- Planning Contact:** Ryan Clark, Planning Assistant
Eugenia M. Martin, ASLA, Landscape Architect
- Contact Information:** (614) 410-4600, rclark@dublin.oh.us / emartin@dublin.oh.us

MOTION: Tom Currie made a motion, seconded by Robert Schisler, to approve this application because the proposed exterior modifications meet the requirements of the Zoning Code as well as the *Historic Dublin Design Guidelines*, with one condition:

- 1) The applicant use existing siding to patch affected areas, subject to Planning approval.

* Bob Dyas agreed to the condition.

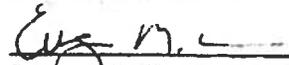
VOTE: 5 - 0.

RESULT: This application was approved.

RECORDED VOTES:

| | |
|-----------------|-----|
| William Souders | Yes |
| Tom Currie | Yes |
| Robert Schisler | Yes |
| Carl Karrer | Yes |
| Tasha Bailey | Yes |

STAFF CERTIFICATION


Eugenia M. Martin, ASLA
Landscape Architect

**2. Dyas Residence
11-028ARB**

**180 South Riverview Street
Exterior Modifications**

Ryan Clark presented this request for architectural modifications which includes replacing the windows. Mr. Clark described the house and said it is not listed on the Ohio Historic Inventory. He said on the west elevation, the applicant is proposing to replace the two picture windows on either side of the chimney as well as four casement windows with transoms above with white vinyl sliding windows with transoms above. He said the windows will not have any muntins which is consistent with the current windows.

Mr. Clark said the replacement of the picture windows will require patching of the existing vinyl siding below the window. He said Planning recommends the siding be patched using existing siding, subject to Planning approval. He said the east side of the house includes three picture windows as well as two large casement windows with fixed center windows and two smaller casement windows. He said the applicant is proposing to replace the smaller casements with vinyl sliding windows as well as the larger casement windows with sliding windows with a fixed center window. He said the picture windows will remain unchanged.

Mr. Clark said the applicant has already removed the roof over an existing patio on the rear of the house. He said on the north elevation, the applicant is proposing replacing the larger casement with a fixed vinyl window and a smaller casement window with a door. He said this would require patching of the vinyl siding from the previous window. He said there are no proposed changes for the south elevation. Mr. Clark said the proposed materials include Jeld-wen vinyl siding windows and a Therma-Tru door which would be white in color.

Carl Karrer asked if the existing siding for patching would come from the north side of the house where the door would be located. Mr. Clark said the siding could come from anywhere on the house, preferably somewhere in the back where it would be less noticeable and would match the existing siding.

Mr. Karrer asked if the door access was wide enough to make pieces to cover the area that needed to be covered. Mr. Clark said he did not know if the door would be the best location to replace the siding, but potentially could be.

Bob Dyas, the owner/applicant said there was some siding he had already taken off and he had enough even before the new door is installed. Mr. Karrer confirmed the siding was weathered.

Tasha Bailey asked if the applicant intended to paint the entire house. Mr. Dyas said not at this time. He said he was a custom home builder and when they bought the house, they were just going to upgrade the inside enough to move in right away. He said when they started the interior upgrade, they found a lot of termite damage to the point where all the framing has to be replaced. He said down the road they would like to maybe change the exterior altogether, but right now they want to get enough done to get it livable and move in.

William Souders asked when the original aluminum siding was changed to vinyl siding. Mr. Clark said the vinyl siding was approved in 2003.

Ms. Bailey asked if the proposed door was a solid wood door. Mr. Dyas said it was a steel Therma-Tru solid six panel fire rated door. He said the existing windows were the original 55-year-old aluminium windows and most of them were broken and un-repairable. Ms. Bailey asked if they were sliding windows. Mr. Dyas said they used to be casement style but most are inoperable.

Mr. Souders asked if there were any comments from the public.

Denise Frantz-King, 170 South Riverview, said she was in support of the investment her neighbors were making in the house. She said she thought the door on the north side was a good idea because it is at the opposite end of where the other door was on a long house.

Motion and Vote

Tom Currie made a motion, seconded by Robert Schisler, to approve this application because the proposed exterior modifications meet the requirements of the Zoning Code as well as the *Historic Dublin Design Guidelines*, with one condition.

- 1) The applicant use existing siding to patch affected areas, subject to Planning approval.

Mr. Dyas, Owner, agreed to the above condition.

The vote was as follows: Mr. Souders, yes; Mr. Karrer, yes; Ms. Bailey, yes; Mr. Schisler, yes; and Mr. Currie, yes. (Approved 5 – 0)



CITY OF DUBLIN

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ARCHITECTURAL REVIEW BOARD BOARD ORDER

September 3, 2003

The Architectural Review Board took the following action at this meeting:

2. **Architectural Review Board 03-085ARB – Dixon Residence – 180 South Riverview Street**
Location: 0.46-acre located on the east side of South Riverview Street, 260 feet north of Short Street.
Existing Zoning: R-4, Suburban Residential District.
Request: Review and approval of replacement siding and gutters.
Proposed Use: Single-family residence.
Applicant: Lois Dixon, 180 South Riverview Street, Dublin, Ohio 43017; represented by Jeff Koleczek, A+ Roofing, 1701 Walcutt Road, Columbus, Ohio 43228.
Staff Contact: Carson C. Combs, AICP, Senior Planner.

MOTION: To approve the exterior modifications as proposed.

*Lois Dixon, agreed to the above conditions.

VOTE: 4 – 0.

RESULT: The proposed modifications were approved.

RECORDED VOTES:

| | |
|----------------|--------|
| Janet Axene | Yes |
| Allan Staub | Absent |
| Richard Taylor | Yes |
| David Larson | Yes |
| Thomas Holton | Yes |

STAFF CERTIFICATION

Carson C. Combs, AICP
Senior Planner