



**Land Use and Long
Range Planning**

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ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

MARCH 20, 2014

ART Members and Designees: Gary Gunderman, Planning Manager; Alan Perkins, Fire Marshal; Dave Marshall, Review Services Analyst; Barb Cox, Engineering Manager; Laura Ball, Landscape Architect; and Jeff Tyler, Building Standards Director.

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

Gary Gunderman called the meeting to order. He asked if there were any amendments to the March 6, 2014, meeting minutes. [There were none.] The minutes were accepted into the record as presented.

INTRODUCTIONS

- 1. BSC-C - Shoppes at River Ridge - Medical Office Tenant
Architectural Modifications 4395 W. Dublin-Granville Rd.
14-020 MPR Minor Project Review**

Rachel Ray said this is a proposal to add windows on the west (side) and south (rear) elevations of a new medical office tenant (dental office) in the Shoppes at River Ridge shopping center at the intersection of West Dublin-Granville Road and Dale Drive in the BSC Commercial District. She said this is a request for review and approval for Minor Project Review in accordance with Zoning Code Section 153.066(G).

Ms. Ray said the applicant, Robert Haring DDS, Inc., was not present. She said he was moving his practice to this location that required some remodeling. She reported there are to be no changes to the front but the applicant would like to add five new windows to the side and rear elevations that are consistent with the other existing windows. She said she would verify the type of windows and recommended that the windows be centered on the elevations to better coordinate with the traditional architectural character, to which Jeff Tyler agreed.

Ms. Ray concluded she would complete a thorough review prior to the determination scheduled for next week. She noted that there were no site modifications proposed, and that the applicant would file a separate application for the sign.

Gary Gunderman asked if there were any questions or concerns. [There were none.] He said the target ART determination is scheduled for Thursday, March 27, 2014.

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.