



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

April 23, 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, Senior Planner (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 forward 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. 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 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. 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.

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 modifications and building materials are compatible with the character of the existing building and adjacent buildings.

2) Recognition and Respect of Historical or Acquired Significance

Criterion Met. The proposed improvements are appropriate to the architectural style of the building.

3) Compatible with Relevant Design Characteristics

Criterion Met. The proposal aims to retain the original character of the home.

4) Appropriate Massing and Building Form

Criterion met. The proposed garage and building addition are minor in scale and the architectural modifications enhance the existing character of the structure.

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 materials are appropriate and will provide an updated appearance to the house. The addition is small in scale and located to the side of the existing home. The proposed modifications to the deck are located to the rear of the home and minimally affect the site.

Nonapplicable Standards

- 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**

Additions to Existing Buildings, Structure, and Site

- 1) **Materials are Traditional to the District**

Criterion met. The proposed stone, siding and trim materials are consistent with materials used in the Historic District, and maintain the architectural character of the existing structure.

- 2) **Design is Compatible with Size, Scale, Color, Material and Character**

Criterion met. The addition is small in scale and is compatible with the existing proportion of the home.

- 3) **Additions are Clearly Distinguishable.**

Criterion met. The proposed addition will incorporate the newly proposed building materials, but is designed to be distinguishable from the main structure of the home.

- 4) **Buildings, Structures and Sites are Recognized as Products of their Own Time.**

Not Applicable

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Approval of this Minor Project Review 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.