



September 18, 2014

Minor Project

14-092ARB-MPR – BSC Historic Residential District

Streng Residence – 75 Franklin Street

This is a request to increase the height of an existing attached three-car garage for an existing residence on the west side of Franklin Street approximately 480 feet south of the intersection with Bridge Street. This Minor Project Review is proposed in accordance with Zoning Code Sections 153.066(G) and the *Historic Dublin Design Guidelines*.

Date of Application Acceptance

Monday, September 8, 2014

Date of ART Recommendation

Thursday, September 18, 2014

Date of Architectural Review Board Determination

Wednesday, September 24, 2014

Case Manager

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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>	75 Franklin Street
<i>Property Owners</i>	Michael and Melanie Streng
<i>Applicant</i>	Heidi Bolyard, Bolyard Studio
<i>Case Managers</i>	Nichole Martin, Planning Assistant (614) 410-4635 nmartin@dublin.oh.us Jennifer M. Rauch, AICP, Senior Planner (614) 410-4690 jrauch@dublin.oh.us

Application Contents

The existing one-story, 1,510-square-foot home, was built in 1948. The existing home and attached, front-loaded, three-car garage are finished with white lap siding. The home is not listed on the National Register of Historic Places or the Ohio Historic Inventory.

The applicant is proposing to modify the roofline of the existing garage. The proposal includes increasing the height of the garage walls by 1 foot 10 inches and matching the new roof pitch to that of the existing structure. The addition will be finished in a white lap siding to match the existing. The roof will be re-shingled to match the home which was re-shingled in 2012. The gutters will also be replaced to match the existing and the existing garage door will be replaced with a similar white colonial style door. The proposal includes removal of a window and gable vent from the primary structure. A new gable vent will be installed on the west façade of the garage. The proposed overall color scheme includes white for the siding, trim, gutters, gable, and garage doors and gray tones in 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 0.38-acre lot with 72 feet of frontage along Franklin Street, which is unchanged with the proposal and meets Code.

Building Height

The existing garage is 11.5 feet tall, with the proposed addition at 17.5 feet, which meets the Code maximum of 35 feet height.

Engineering, 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 and lot coverage all of which remain unchanged with this application. The proposed increase in garage height meets Code.

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

Met. The ingress/egress to Franklin Street is unchanged.

(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: PROPOSED ADMINISTRATIVE REVIEW TEAM RECOMMENDATION

Recommendation of approval to the Architectural Review Board.