



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

August 20, 2015

# Minor Project

## 15-074ARB-MPR – BSC Historic Residential District

### Bryan Residence – 84 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**

Tuesday, August 11, 2015

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

Thursday, August 20, 2015

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

Wednesday, August 26, 2015

#### **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>	84 South Riverview Street
<i>Property Owner</i>	Clay and Kathy Bryan, property owner
<i>Applicant</i>	Heidi Bolyard, Simplified Living Architecture and Design
<i>Case Manager</i>	Jennifer M. Rauch, AICP, Planner II   (614) 410-4690   jrauch@dublin.oh.us

### Application Contents

The existing 1,749-square-foot, one-story home was built in 1953 and is located at the western edge of the lot. A two car garage is on the south side of the home and is accessed from South Riverview Street. The rear yard slopes approximately 45 feet west to east, from South Riverview down toward the Scioto River. The home has undergone a number of modifications to replace siding materials, windows and doors, light fixtures; modify the garage; and construct new retaining walls in the rear of the property. The home is not listed on the National Register of Historic Places or Ohio Historic Inventory.

The applicant is proposing to replace the existing 204-square-foot deck with a new 337-square-foot deck with stairs and railing. The proposal includes new pressure treated decking, new railing with glass panels between black Azek posts and top rail. New stairs and railing will be added on the south side of the deck providing access to the rear of the property. The existing sliding door on the rear elevation will be removed and a new sliding window and single French door will be installed to match the existing windows and doors.

## PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

### Planning, Building Standards, Engineering

#### Minor Project

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

#### *Lot Requirements and Building Height*

The lot requirements and building heights are not altered with the proposal.

#### *Minimum Setbacks*

In this zoning district, Code requires minimum building setbacks based on named street frontages, which include a side yard setback of 3-foot minimum with a total of 12 feet, and a 15-foot rear yard setback. All setbacks are maintained with the proposal. The rear of the

property has a significant floodplain area related to the Scioto River. The proposed deck modifications do not encroach into the designated floodplain area.

### **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.

**(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 no conditions.