



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

October 21, 2015

Minor Project

15-095ARB-MPR – BSC Historic Residential District

Perimeter Fence – 40 E. Bridge Street

This is a proposal for the installation of a fence on a residential property located within the BSD Historic Core, northeast of the intersection of N. Blacksmith Lane and E. Bridge Street. This is a request for review and recommendation of approval to the Architectural Review Board under the provisions of the Zoning Code Section 153.066.

Date of Application Acceptance

Tuesday, September 17, 2015

Date of ART Recommendation

Thursday, October 15, 2015

Date of Architectural Review Board Determination

Wednesday, October 21, 2015

Case Managers

Katie Dodaro, Planning Assistant (614)410-4663 | kdodaro@dublin.oh.us

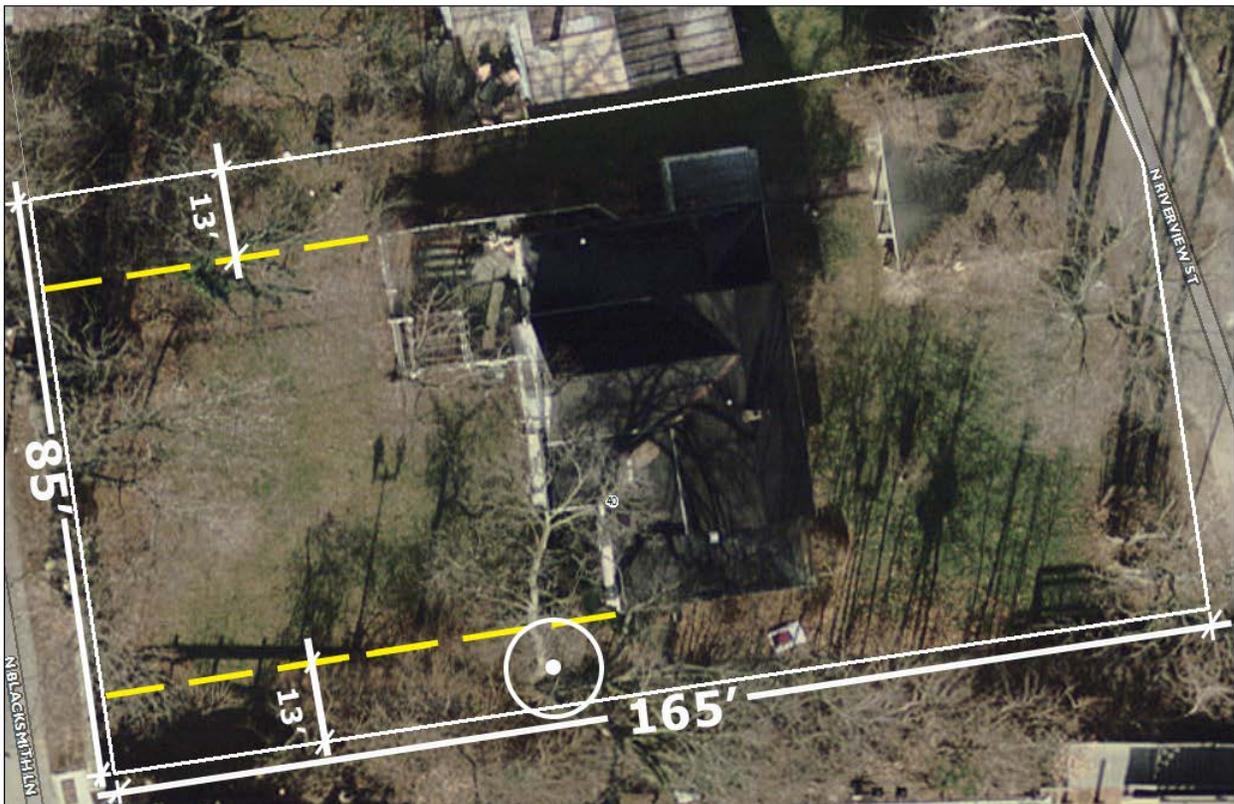
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PART I: APPLICATION OVERVIEW

<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>	153.063(B)(e) - Rear yard setback
<i>Property Address</i>	40 E. Bridge Street
<i>Property Owner</i>	BET Investments
<i>Applicant</i>	David Dirkhising

Application Contents

The existing 1,927-square-foot, two-story home is located in the Historic District and is zoned BSC Historic Residential District. The applicant is proposing to install a new picket fence to enclosure the rear and sides of the property. The site is bound by N. Riverview Street to the east, E. Bridge Street to the south and Blacksmith Lane to the west. The house previously fronted E. Bridge Street and over time the elevation of the roadway has changed causing the property to sit 20 feet below Bridge Street. The property now fronts N. Riverview Street.



PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning and Building Standards

Minor Project

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

The applicant is proposing to install a wooden picket fence along both side yards (north and south). The proposed fence will be 4 feet high and painted white. The applicant has expressed concerns with the spacing of the slats in the fence to contain their dogs. Planning recommends lining the inside of the fence with black mesh/wire to provide a barrier but also retain the open fence design. The fence will end at the house and the existing stone wall that runs parallel to Blacksmith Lane. The proposed fence meets the side yard setback requirements, but will require a Waiver to extend to the stone wall because the fence will encroach within the rear yard setback. The applicant has also indicated the removal of portions of the existing fence around the deck.



Engineering, Fire, Police, Economic Development

No comments.

PART III: APPLICABLE REVIEW STANDARDS

Site Plan Waiver

The Administrative Review Team recommends approval of the Waiver to the Architectural Review Board based on the following review criteria.

Rear Yard Setback – BSD Historic Residential Neighborhood – Section 153.063(B)(2)(e): 15-foot rear yard setback (required); zero setback(requested)

- a. Request is caused by unique site, use or other circumstances.
Criterion met: The site contains an existing stone wall along the rear property line, which will act as the western fence enclosure and will minimize the disturbance to the site.
- b. Not requested solely to reduce cost or as a matter of general convenience.
Criterion met: An additional piece of fence could be constructed in compliance with Code, but would be redundant as the existing stone wall will meet the purpose of the proposal to enclose the yard.
- c. Request does not authorize any use or open space type not permitted in the District.
Criterion met: Not applicable.
- d. Request will ensure that the development is of equal or greater development quality
Criterion met: The proposal will use an existing site feature to meet the needs of the applicant and will not add additional visual barriers to the site.

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 with Waiver. The proposal meets Code with the recommendation of the Waiver to encroach into the rear yard setback.

(e) Building Relationships and Quality Development

Criterion Met. The proposed fence adds visual interest and is located appropriately.

(j) Consistency with Bridge Street Corridor Vision Report, Community Plan, and other Policy Documents

Criterion Met. The proposed modifications to the home will continue the residential character of the BSC Historic Residential District.

PART IV: ADMINISTRATIVE REVIEW TEAM RECOMMENDATIONS

Recommendation of approval to the Architectural Review Board of the Minor Project with one Waiver and no conditions.

Waiver

- 1) Rear Yard Setback – BSD Historic Residential Neighborhood – Section 153.063(B)(2)(e): 15-foot rear yard setback (required); zero setback(requested)