



ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

OCTOBER 13, 2016

The Administrative Review Team made the following determination at this meeting:

**1. BSD HR – Rigsby Residence 64 S. Riverview Street
16-065ARB-MPR Minor Project Review**

Proposal: A proposed driveway and walkway replacement with updates to the existing porch, and adding a picket fence with associated landscaping for an existing single-family residence on the east side of South Riverview Street at the northeast corner of the intersection with Eberly Hill Lane.

Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Applicant: Mark and Judy Rigsby, Owners.

Planning Contact: JM Rayburn, Planner I; (614) 410-4653, jrayburn@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with two conditions:

- 1) That should the City need to perform construction in the right-of-way, only lawn and standard type, right-of-way materials would be replaced. However, the applicant may choose to restore the area with these proposed materials at their own cost.
- 2) That the applicant relocate the trash receptacles to the interior of the garage.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION



Vincent A. Papsidero, FAICP
Planning Director



ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

OCTOBER 13, 2016

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Jennifer Rauch, Planning Manager; Claudia Husak, Senior Planner; Logan Stang, Planner I; Mike Kettler, Planning Technician; Tammy Noble, Senior Planner; and Laurie Wright, Administrative Support II.

Applicants: Mark and Judy Rigsby, Owners (Case 1); Peter L. Coratola, Sr., CBS Garvey LLC; Dave Meleca, David B. Meleca Architects, LLC; and Frank Albanese (Case 2).

Vince Papsidero called the meeting to order at 2:00 pm. He asked if there were any amendments to the October 6, 2016, meeting minutes. The minutes were accepted into the record as presented.

DETERMINATIONS

**1. BSD HR – Rigsby Residence
16-065ARB-MPR**

**64 S. Riverview Street
Minor Project Review**

JM Rayburn said this is a request for a proposed driveway and walkway replacement with updates to the existing porch, and adding a picket fence with associated landscaping for an existing single-family residence on the east side of South Riverview Street at the northeast corner of the intersection with Eberly Hill. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Rayburn presented an aerial view of the site as well as photographs of the existing driveway, walkway, and porch. He presented a Site Plan and noted higher quality materials were proposed. He said the current driveway is concrete and would be replaced with new concrete and would include a cobblestone “apron” at the front with a possibility to incorporate a narrow cobblestone divider up the middle of the driveway. He said the current walkway from the driveway is concrete; the proposed new walkway would be made of bluestone. He stated the current porch is concrete with a wooden platform at the front door; the proposed porch would be made of bluestone, laid over the existing porch. He added a 4x4 timber picket fence is proposed to screen trash cans on the north side of the front elevation.

Mr. Rayburn said the proposed changes are within the existing right-of way and one of the conditions would reflect this concern from the City’s perspective.

Mr. Rayburn said approval is recommended for the Minor Project Review with two conditions:

- 1) That should the City need to perform construction in the right-of-way, the applicant would not be permitted to restore the area with the proposed materials but would instead use standard materials for driveways and related approaches; and

- 2) That the applicant relocate the trash enclosure to the north side of the house and use landscaping material for screening in lieu of the proposed fencing.

Aaron Stanford emphasized that if the City had to make changes to the right-of-way, the City would not replace the materials with the same custom materials the applicant is proposing. He explained that in order to permit the custom materials, the City is not going to take on the liability for higher quality materials.

Mark Rigsby clarified that the cobblestone apron would be replaced with concrete as condition #1 states. He questioned condition #2 as he noted where the grade drops, which cannot be built up. He explained they proposed a concrete pad with a fence for the trash receptacles there and that landscape is not possible on the driveway edge.

Vince Papsidero asked if a picket fence would be permitted with the potential Code change. Logan Stang answered the material is permitted in the amended Code section but the location is the issue. He said trash receptacles are not permitted in front of the structure.

Jennifer Rauch clarified the residence has a two-car garage and asked why the trash cannot be stored inside the garage. Mr. Rigsby answered he keeps a lot of work equipment in his garage so he did not think there was enough room for trash cans as well. Ms. Rauch emphasized the trash either needs to be stored in the garage or to the side or rear of the house.

Mr. Papsidero asked if the applicant could request a variance. Tammy Noble answered to get a variance through the Board of Zoning Appeals, the applicant would need to demonstrate that the trash needs to go in the front with a fence because there is nowhere else to put it. She indicated that because there was an ample garage, that the BZA would not likely approve a variance in this case.

Mr. Rigsby pointed out that his next door neighbor has a wooden enclosure in the front for his trash.

The consensus of the ART was that they could recommend approval to the ARB if the conditions were amended as follows:

- 1) That should the City need to perform construction in the right-of-way, only lawn and standard type, right-of-way materials would be replaced. However, the applicant may choose to restore the area with these proposed materials at their own cost.
- 2) That the applicant relocate the trash receptacles to the interior of the garage.

Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the Architectural Review Board for the Minor Project Review.

CASE REVIEW

2. BSD HC – S. High St. Mixed-Use Development 16-082ARB-BPR

76 – 82 S. High Street Basic Plan Review

Jennifer Rauch said this is a request for the construction of a mixed-use building with associated parking and site improvements along the east side of South High Street and approximately 35 feet southeast of the intersection with Eberly Hill Lane on a site with existing historic commercial buildings. She said this is a request for a review and recommendation of approval to the Architectural Review Board of a Basic Plan Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.