



PLANNING REPORT

Architectural Review Board

Wednesday, April 26, 2023

BEGLEY RESIDENCE PATIO 23-012ARB-MPR

www.dublinohiousa.gov/arb/23-012/

Case Summary

Address	6199 Dublin Road
Proposal	Exterior site modifications to an existing single-family residence in the Historic District.
Request	Review and approval of a Minor Project Review under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	R2: Limited Suburban Residential District
Planning Recommendation	<u>Approval of Minor Project Review</u> Planning recommends approval with no conditions.
Next Steps	Upon approval of the Minor Project Review from the Architectural Review Board (ARB), the applicant may file for a Certificate of Zoning Plan Approval (CZPA) with Planning.
Applicant	Stacey McCreedy (614) 980-3127 stacey@outdoor-fx.net
Case Manager	Rati Singh, Planner I (614) 410-4533 rsingh@dublin.oh.us

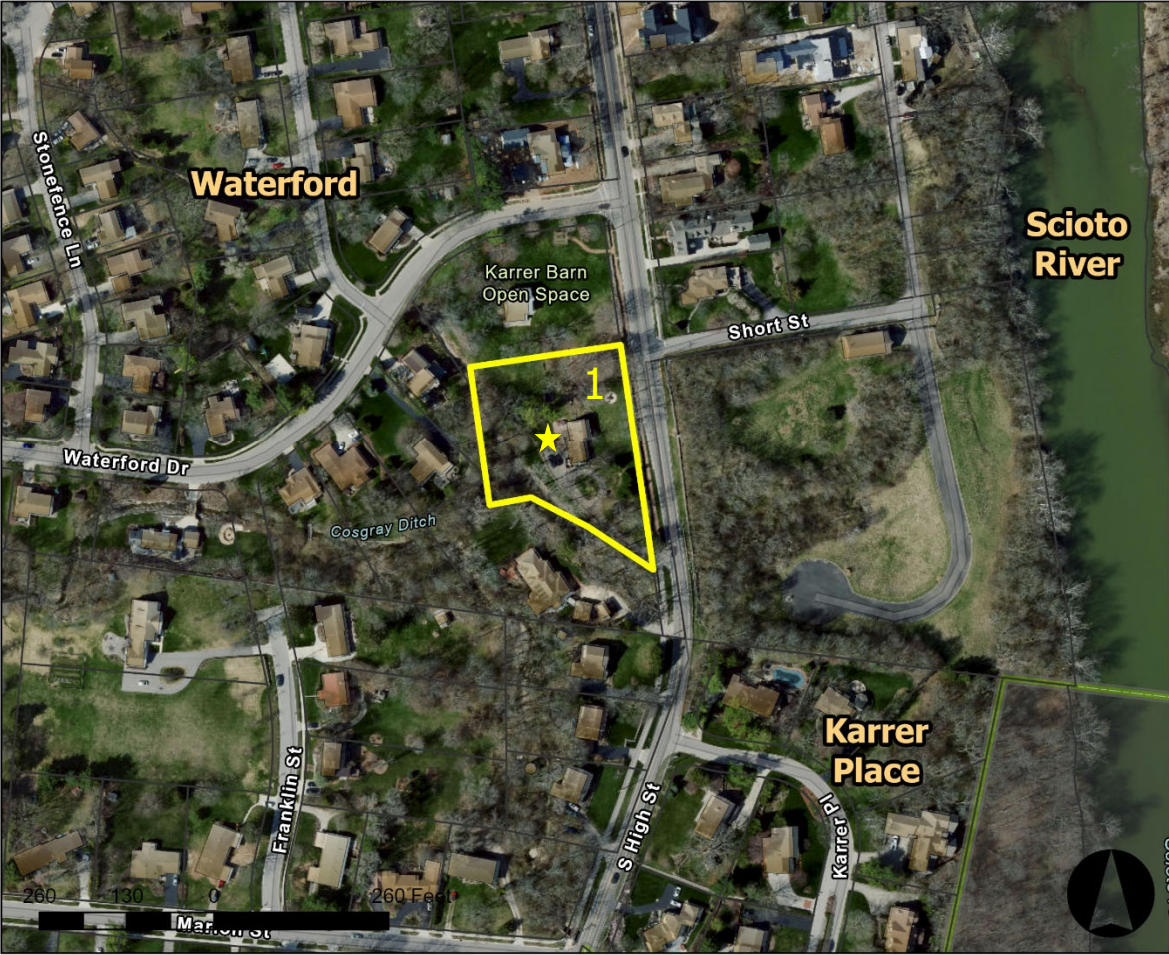
Site Location Map

23-012ARB-MPR
Begley Residence Patio



Site Features

- 1 Site
- ★ Proposed Patio location



1. Background

Site Summary

The 1.32-acre site has approximately 335 feet of frontage along Dublin Road/S. High Street and a lot depth of approximately 225 feet. The site is located southwest of the intersection with Short Street. The site contains a two-story, single-family home with a rectilinear footprint, constructed in 1949.

Site Characteristics

Natural Features

The site has significant grade change from east to west, contains a significant number of mature trees, as well as a stream that runs through the rear of the property.

Historic and Cultural Facilities

In 2017, the City of Dublin City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the structure on this site was recommended contributing to the City of Dublin's local Historic District as well as the Dublin High Street Historic District boundary increase. The site also contains a dry-laid stacked stone wall along Dublin Road, which is not proposed to be impacted by this proposal.

Road, Pedestrian and Bike Network

The site has frontage on Dublin Road. A driveway provides vehicular access at the south end of the site. A sidewalk extends along the Dublin Road frontage.

Utilities

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

History

In April 2021, the ARB approved the construction of an addition, detached garage, and associated site improvements. A roof pitch waiver and detached garage waiver were also approved.

In March 2021, the BZA approved a variance to Zoning Code Section 153.074(B)(5)(a) to permit a detached garage to be located ± 18 feet forward of the principal structure.

In December 2020, the ARB provided Informal Review for an addition and exterior modifications. Exterior modifications included a home expansion and driveway modification.

Process

For Minor Project Reviews (MPR) in Historic Dublin, the ARB is the final reviewing body for new plans or for modifications to existing plans. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects.

2. Zoning Code

R-2: Limited Suburban Residential District

The property is zoned R-2: Limited Suburban Residential District and lies within the Historic District. This zoning district requires a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet at the building line. Side yard setbacks are required to be a minimum of eight feet, with a required sum of 20 feet. Rear yard setbacks are a minimum of 20-percent of the lot depth, with no more than 50 feet required. The proposal meets all zoning requirements.

3. Project

Details

This is a request for site modifications to an existing home which includes the following:

- 1,714-square-foot patio space containing a driveway way apron and fire pit; and
- 85-foot long stepping stone walkway in the front of the home, connecting the front porch to Dublin Road.

Lot Coverage

In the R-2 Limited Suburban Residential District, the lot coverage maximum is 45-percent. The existing lot coverage is 11.2-percent and will increase to 12.2-percent after the patio addition. It will meet the Code requirement.

Patio Expansion and Walkway

Historic Design Guidelines, Sections 6.2(C), and 6.6(A), recommend that patios should be located to the rear or side of a residence and sited outside the critical root zones of mature trees. The proposed patio expansion and walkway meets these criteria.

The applicant is proposing a rear patio, as identified on plans, extending from the existing steps near the garage (south-west) and wrapping around the rear façade. The patio also includes a driveway apron. The applicant proposes the following materials for the project, which staff is supportive of:

- Patio: Poured concrete, finished with buff color. A physical sample is not available.
- Fire pit: 3" thick limestone veneer with buff stone cap with Stanbroil natural gas drop in jet burner pan.
- Stepping stone walkway: Hickory Grey Steppers in buff color (approximate 21 by 27 inches and a consistent 2-inch rise).

Due to the site topography, there is a possibility of additional step/s to maintain the patio grade. If required during the process, staff is supportive of the additional step/s, without the need to modify plans.

4. Plan Review

Minor Project Review

Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> ,	Criteria Met. The proposal is consistent with the Community Plan, <i>Historic Design Guidelines</i> , and City adopted plans, policies, and regulations.

and adopted plans, policies,
and regulations.

2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP. **Not Applicable.** There is no PDP or FDP for this site.
3. The Minor Project shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation. **Criteria Met.** The proposal meets all codes and guidelines, and is consistent with the record established by the ARB.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses. **Not Applicable.** The application does not propose a change in land use.
5. The proposed development is consistent with the *Historic Design Guidelines*. **Criteria Met.** The proposal responds to the *Historic Design Guidelines*.
6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole. **Criteria Met.** The proposal responds appropriately to the surrounding context and is sensitive to the original character of the historic structure.
7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*. **Not Applicable.** No new buildings are proposed with this application.
8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all **Criteria Met.** The proposed patio and walkway addition meets the development standards and *Historic Design Guidelines*.

applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Recommendations

Planning Recommendation: Approval of the Minor Project Review with no conditions.