



PLANNING REPORT

Architectural Review Board

Wednesday, June 28, 2023

112 S. RIVERVIEW STREET 23-021MPR

www.dublinohiousa.gov/arb/23-021

Case Summary

Address	112 S. Riverview Street
Proposal	Construction of a new, two-story residential building for a 0.26-acre site zoned Historic District, Historic Residential. The site is located southeast of the intersection of Pinneyhill Lane with S. Riverview Street.
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	HD-HR, Historic District – Historic Residential
Planning Recommendation	<u>Approval of 4 Waivers</u> <u>Disapproval of 1 Waiver</u> <u>Approval of Minor Project Review with conditions</u>
Next Steps	Upon review and approval of the Waivers and Minor Project Review (MPR), by the Architectural Review Board (ARB), the applicant may file for building permits through Building Standards.
Applicant	Kevin Koch, Corinthian Fine Homes
Case Manager	Rati Singh, Assoc. AIA, Planner I (614) 410-4533 rsingh@dublin.oh.us

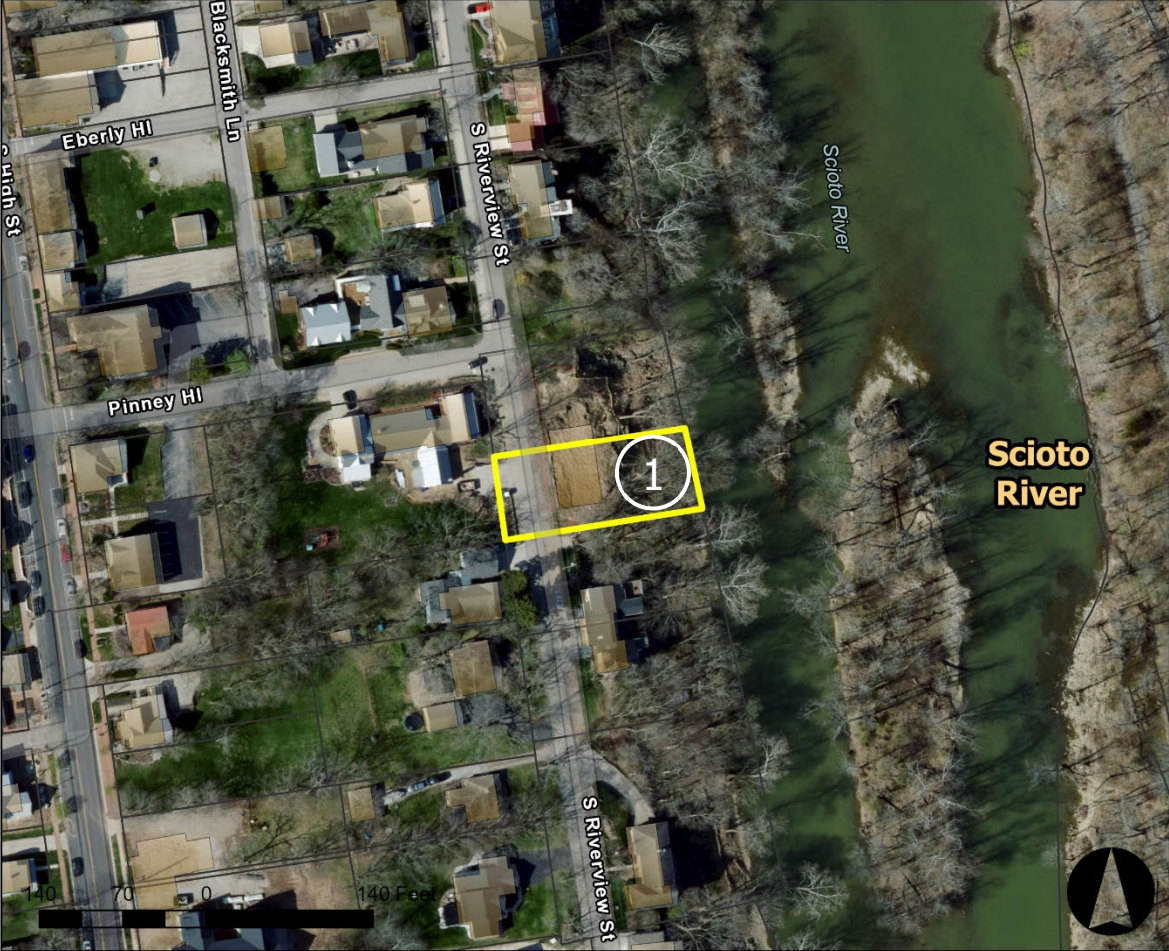
Site Location Map

23-021MPR | 112 S. Riverview St.



Site Features

1 Existing Floodplain and steep slope



1. Background

Site Summary

The 0.26-acre site is located southeast of the intersection of S. Riverview Street and Pinneyhill Lane, and is zoned HD-HR, Historic District – Historic Residential. The lot was created in 2021, when 110-112 S. Riverview Street was approved for demolition, and the single lot was split into two lots. The northern lot is a 0.58-acre site located at 110 S. Riverview and is currently under construction.

This site is located along the western bank of the Scioto River and experiences a significant change in grade from west to east, with floodplain on the eastern half of the lot. The western portion is the only developable area. The site has frontage along S. Riverview Street, with no sidewalks.

History

Informal Review (January 2023 & October 2022)

Board expressed concerns and provided the following comments. Staff consulted with Preservations Design Ltd. (PDL). Italics indicating current status of comments:

- Conceptual character: Board suggested detail to be more vernacular in character. *The applicant has created a more simplified and vernacular front façade. The rear and the side of the house still needs to be addressed.*
- Massing and scale: Board/consultant expressed reservations about massing, particularly at northeast corner. With both Informals, massing was the biggest concern, with a four-car garage dictating overall mass. Suggestions included:
 - Flipping the plan or reducing it to two-car garage
 - Reducing garage depth
 - Reducing overall mass at rear to sensitively respond to natural topography
 - Moving flex room to basement to reduce mass above*The proposed front roof massing has been simplified to address Board's comments. However, rear massing still needs to be addressed as discussed further in report.*
- Complex roof form: Board/consultant expressed concerns about varying roof pitches and complex roof forms. Board suggested reducing overall garage pitch and working on reducing complexity of rear roof pitches. *The applicant has addressed front dormers and has modified the garage roof. The complexity of rear roof remains a concern for staff.*
- Height: Board/consultant requested lower ceiling heights to lower overall building height at front and rear. *The applicant has reduced overall building height in the front; rear of building remains the same.*
- Material: Board suggested using two materials, maximum, and third (possibly), as accent. *The applicant has reduced the number of materials to two.*
- Window openings: Board requested to organize windows on elevations, such that they line up and create continuity in patterns. *The right side elevation still needs to be addressed.*

Process

For MPRs in Historic Dublin, the ARB is the final reviewing body. The purpose of the MPR is to provide an efficient review process for smaller projects that do not have significant community effects. Upon approval, the applicant may apply for building permits through Building Standards.

2. Zoning Code and Guidelines

HD-HR: Historic District – Historic Residential

The intent of the Historic District – Historic Residential is to encourage the preservation and development of homes on existing or new lots that are comparable in size, mass, and scale, while maintaining and promoting the traditional residential character of the Historic Dublin area. The Code identifies development standards, including maximum building and footprint sizes, lot coverage, and setbacks. All sites within Historic Dublin require review and approval of the ARB prior to making modifications.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are utilized when modifications are proposed within the bounds of the Historic District. The Guidelines provide insight and recommendations regarding new construction including: location, massing, materials, etc. The Guidelines recommend that new structures fit within the context of surrounding properties.

3. Project

The applicant is requesting review and approval of an MPR for the construction of a two-story, single-family home. Staff consulted with PDL to provide feedback regarding the updated proposal. This report includes recommendations from the consultants, which align with staff recommendations. Staff has included the PDL report in the packet for the Board's consideration.

Site Layout, Setbacks, and Lot Coverage

The proposed site layout remains consistent with the January proposal. The applicant proposes a new ±3,050-square-foot home on the east side of S. Riverview Street. Due to the site's topography, the home is largely located toward the front of the lot, as steep grade change and floodplain hazards occupy the site's eastern half.

The Historic Residential District allows properties along S. Riverview Street (east) to have a front yard setback of 0 feet from the right-of-way/property line (Table 153.173B). The home is proposed to be set back approximately 16 feet from the right-of-way/property line, consistent with requirements and other properties on the east side of S. Riverview Street.

The minimum side yard setbacks are 3 feet on one side, with a minimum total of 12 feet for both side yard setbacks. The proposed home is set back approximately 8 feet from the south property line and is about 4 feet 6 inches from the north property line, meeting the setback requirements. The minimum rear yard setback is 20-percent of the lot depth, and the proposed home is at a setback of approximately 65-percent.

The maximum permitted lot coverage in the HD-HR zoning district is 45-percent. The proposal, including all impervious surfaces, indicates 26-percent lot coverage. Building coverage, which

Code limits to 25-percent, is proposed to be approximately 21-percent, meeting this requirement.

Code Section 153.173(E)(3)(b) requires that garages for residential dwellings not be more than 35-percent of the linear distance of the front façade. The proposed garage occupies 34-percent, meeting this requirement.

Scale, Mass, and Height

The Cape-Cod style home is proposed with a two-story mass in front and three-story mass at the rear. The proposed structure is now approximately 18 feet 8 inches tall in the front, from grade to the center of the gable, and 32 feet 5 inches tall at the rear. The height of the home from the rear elevation exceeds the height requirement of 24 feet maximum. A Waiver is required from the ARB to permit the proposed height at the rear of the home, enclosed herein.

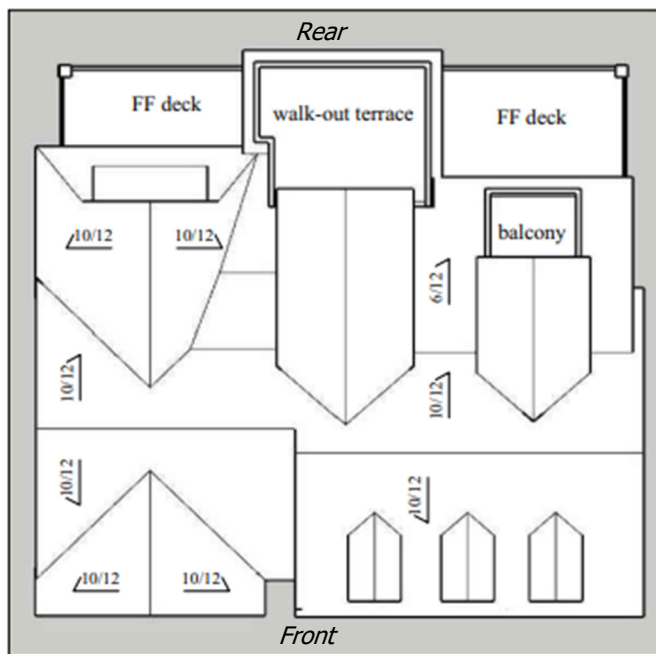
PDL has provided suggestions to modify the massing of the building to align more with the recommendations of the *Historic Design Guidelines*. PDL still recommends reducing the size of the garage to a 2-car garage rather than a 4-car garage, further simplifying the rear roofline to create a cohesive structure. Staff concurs with this recommendation.

Architectural Details

The form and layout of the proposed home remains consistent since the Informal Reviews. The applicant has successfully modified the front elevations to address previous concerns; however, the rear elevation remains largely the same.

Roof Plan

The roof plan reflects a massive, complex roof with numerous dormers. The inconsistent location and the width of the dormers at the rear reflect on the comments regarding elevations discussed further in the report.



Staff recommends a simplified design, with equal width of all three dormers at the rear. Staff further recommends aligning the left rear (master bath roof) and right rear (bedroom 2) dormer in the same plane and at the same offset from the side, for consistency and simplicity.

Currently the roof plan does not match the floor plans as submitted; this needs to be addressed per a recommended condition of approval. Staff also recommends that the revised roof plan show all roof pitches and direction. Any roof pitch that does not meet the Code Section 153.174 (B)(4)(C) will require a separate Waiver and approval from the Board, since this information was not provided for this review.

Front Elevation – West Elevation

The west elevation is the front-facing façade of the home, with the slightly-recessed hyphen connecting the main house to the garage. The house features a simplified main door and three front gable dormer windows, with front and side gables with 10:12 pitches.



Front Elevation

Here, the applicant has made significant changes to address the Guidelines. The front façade now features consistent roof pitches with heights more responsive to the surrounding properties. The Board suggested increasing the depth of the hyphen from the front façade; the applicant chose to align the garage and main house instead by bringing the garage to the front. The applicant has removed previous faux historical elements and minimized the number of materials to two.

Left Side Elevation – North Elevation

The north elevation faces the single-family home at 110 S. Riverview Street, currently under construction. The home transitions from two-story to three-story at the rear of the house.



Left Side Elevation-North

A significant grade change is present on the site, as seen in the section. The applicant has removed the dormer windows on this façade, thus reducing the mass on the second floor. The four-car garage is pushed to the front, with decks now added at the rear. As noted, PDL recommends reducing the size of the garage to a two-car garage and its overall depth by adding two-car parking in the driveway instead. PDL notes that the construction of this garage (concrete retaining wall and slab) will be very expensive due to the slope.

The roof form needs to be simplified; staff recommends a condition of approval reducing the height of the rear roof to match the front gable and the width, creating a more cohesive elevation. The height of the roof at the rear appears out of scale and adds to the complexity of the roof forms. The roof pitch of 10:12 is consistent in the front.

Additionally, the stepped stone foundation does not align with the internal sections of the house. The consultant and staff recommend a stepped foundation reflecting both the interior floor level and maintaining consistency externally on the north and the south elevations. This is included as a condition of approval and is further discussed herein.

Right Side Elevation – South Elevation

The south elevation faces the existing residence of 134-136 S. Riverview Street. This elevation contains a side gable roofline with varying roof pitches at varying heights at the rear. Similar to the north elevation, the roof height needs to be more uniform.

A cross gable pitch of 6:12 is proposed at the rear, and the pitch of dormer is not provided. Again, the rear gables do not align with the front gables and are at varying heights, adding to the complexity, with the rear appearing taller. This is in conflict with Guidelines' Section 5.3 D recommendations to respond to the natural topography. Staff and the consultant recommend matching the roof height front to back, as per a condition of approval.



Right Side Elevation-South Elevation

The floor-to-ceiling heights are shown 12" taller than most new construction; PDL recommends an 8-9-foot ceiling height, which would be more appropriate for the Historic District. This was previously discussed by the Board at the second Informal Review meeting. The applicant elected to not take this option.

Staff recommends creating symmetrical/balanced window placements and openings on this façade, as previously recommended by the Board and described in Guidelines Section 5.6 A. On this

façade, the first floor bank of windows shows three different window sizes with differing measurements between them. On the right-hand side of the elevation, the two windows on top of each other should line up. These comments are addressed in a recommended condition of approval.

The stone water table is not consistent with the left side elevation, and staff recommends a consistent stone water table on both elevations, as previously noted.

Rear Elevation – East Elevation

The rear elevation faces the Scioto River. The massing of the rear elevation shows a three-story home with numerous decks and various gable fronts. It combines cantilevered rooms, enclosed porches, decks, and dormers.

The large massing and fluctuating dormers adds to the complexity of the elevation. Staff recommends using a matching gable front and size on all three dormer openings and removing the Juliet balcony on the left side for a more symmetrical façade. This would better reflect the successful, simple front façade and revised side facades. These design changes will best meet the Guidelines, addressing the scale per Section 5.1 B, and 5.3 A. This is included as condition

of approval. Staff further recommends the window openings on the top floor to be more consistent, which can be easily achieved by consistent dormer openings



Right Side Elevation-South Elevation

Additionally, staff recommends aligning the master bath and bedroom 2 walls (top left and top right), creating a more balanced composition at the rear as well as on both the north and south elevations. This will impact the character of the rear elevation by creating a consistency within the sub-forms around the central mass. This design change will also add to the internal space, which could create a better internal structural layout.

PDL is concerned about the structure below the garage and its accessibility from the interior space, as the lower level floor plan is not provided. The rear concrete block retaining wall, clad in siding as shown, which supports the garage should reflect the structural requirements; it is likely that the windows will not be permitted. This needs to be more thoroughly inspected at the building permitting stage as a recommended condition of approval addresses this.

Materials

The proposed façades are clad in horizontal Hardie lap siding in a smooth texture. The siding shall be painted Anonymous (SW7046) and Shoji White (SW7042) for trim and soffit. A beige stone water table is proposed along the foundation of the building, completed in Casi Di Sassi (Terracina Blend and Tennessee Buff mortar)

The proposed windows are Fibrex windows (Anderson 100 Series) in white color, made up of reclaimed wood fiber and thermoplastic polymer. These windows have been disapproved in the past by the Board for a historic structure. A Waiver is required for this material, included herein. The applicant did not provide a material sample so full evaluation of sheen, texture, and color is not possible at this time. Staff recommends a condition of approval to use a window material as listed in the Code Section 153.174 (D); this would apply to whatever window is chosen, including if the Board votes to approve the Fibrex option.

The applicant proposes to use Tamko Heritage Asphalt shingles in Weathered Wood color. The half round aluminum gutters will match the trim (Shoji White).

The garage doors are carriage-style (Clopay Canyon Ridge Carriage House, walnut color). The doors are composite and will require a Waiver, herein. The applicant proposes a Therma Tru front door in Caviar (SW 6990), which will also require a Waiver, contained herein.

The proposed deck is composite (TimberTech in Sandy Birch color). A Waiver will be required, contained herein.

Guidelines Section 6.7 (A and B) recommend light fixtures that are scaled appropriately to the use and character of the surrounding properties, with simple designs, avoiding large ornate styles. The applicant should work with staff to choose an appropriate light fixture, subject to staff approval, per a recommended condition of approval.

4. Plan Review

Waiver Review

153.173(E)(3)(a) : Front loaded garages shall be a minimum of 20 feet behind the front façade of the home.

Request: To allow an attached front loaded garage to be in line with the front façade.

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Met: The site contains significant grade change from west to east, creating challenges for the proposed garage. The request for the Waiver is due to the unique natural conditions of the site, compounded by the desire for a four-car garage.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.	Criteria Met: The proposed garage location is consistent with other attached garages adjacent to the site on the east side of S. Riverview Street.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178	Criteria Met: The proposal generally meets meet the spirit and intent of the Community Plan.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: The natural slope creates significant difficulties in meeting the setback requirements and is not solely requested to reduce the cost or as a matter of general convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.	Criteria Met: The proposal is a high quality home; it will not impact the development quality with respect to design, material and other similar development features.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.	Criteria Met: It is an appropriate mechanism due to the site topography.

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| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Criteria Met: The use will not change with this Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the waiver does not exceed 20%.</p> | <p>Criteria Not Met: The Waiver is to allow for 0-foot setback for front loaded garage, where 20 feet is required, and it exceeds the 20% criteria. The approval of this same garage setback was granted by the Board for 110 S. Riverview Street.</p> |
| <p>9. In the event of Waiver from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p> | <p>Criteria Met: The Waiver request is not to a determination of contributing or noncontributing status.</p> |

Waiver Review

153.173(C) : Maximum Building Height = 24'

Request: To allow a height of approximately 32'5" at the rear elevation of the home, measured from grade point to the mid-point of the eaves.

Criteria

Review

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| <p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p> | <p>Criteria Met: The site has a significant grade change which creates a challenge to meet the height requirements, while still addressing the site topography.</p> |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.</p> | <p>Criteria Met: The height at the front of the home meets the Code and remains consistent with the nature of existing homes in the surrounding area.</p> |
| <p>3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i>, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178</p> | <p>Criteria Met: The proposal generally meets the spirit and the intent of the Community Plan.</p> |

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| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criteria Met: The natural slope creates significant difficulties in meeting the height requirements and is not solely requested to reduce the cost or as a matter of general convenience.</p> |
| <p>5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.</p> | <p>Criteria Met: The proposal is a high quality home; it will not impact the development quality with respect to design, material and other similar development features.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.</p> | <p>Criteria Met: It is an appropriate mechanism due to the grade change from the front to the rear of the site.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Criteria Met: The use will not change with this Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Criteria Not Met: The Waiver exceeds the 20 percent criteria due the site conditions and is requested for 35 percent.</p> |
| <p>9. In the event of Waiver from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p> | <p>Criteria Met: The Waiver request is not to a determination of contributing or noncontributing status.</p> |

Waiver Review

153.174(C)(3) and 153.174(D)(1): Doors shall have windows and be made of wood, metal clad wood, or vinyl clad wood

Request : Use of composite garage door and front door

Criteria	Review
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| <p>1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p> | <p>Criteria Not Met: This is a personal selection of the applicant.</p> |
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| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.</p> | <p>Criteria Met: Both the garage door and the front entry door are composite doors and look and feel like real wood. It will not impact the historic context.</p> |
| <p>3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i>, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178</p> | <p>Criteria Met: The proposed doors minimize maintenance issues, therefore ensuring a long lasting design, which is a City goal.</p> |
| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p> | <p>Criteria Not Met: The request is made to avoid maintenance and thus, for convenience.</p> |
| <p>5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.</p> | <p>Criteria Met: This is a high quality material and may not impact the development quality. Deferred maintenance can be avoided with more durable materials, such as proposed.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.</p> | <p>Criteria Met: The Code is appropriate, and provides the opportunity to seek such Waivers.</p> |
| <p>7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Not Applicable: The use will not change with this Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p> | <p>Criteria Met: The Waiver is neither a numeric nor a dimensional request.</p> |
| <p>9. In the event of Waiver from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p> | <p>Not Applicable: The request does not affect contributing status of the building.</p> |

Waiver Review	
<p>153.174(D)(1): Doors shall have windows and be made of wood, metal clad wood, or vinyl clad wood</p> <p>Request : Fibrex windows (reclaimed wood fiber and thermoplastic polymer)</p>	
Criteria	Review

1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.

Criteria Not Met: This is a personal selection of the applicant.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.

Criteria Not Met: This is not an approved or recommended material and has previously been disapproved within the District.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178

Criteria Not Met: The material is not recommended in the Code or *Historic Design Guidelines*.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criteria Not Met: The request is made to avoid maintenance and thus, for convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.

Criteria Not Met: This is a high quality material and may not impact the development quality; however, the applicant has not supplied the required material sample so that staff can evaluate the construction of the window and the finish/sheen of the cladding. Many other approvable options are available.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.

Criteria Met: It is appropriate to request such a material through the Waiver, rather than through Code amendments.
7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.

Not Applicable: The use will not change with this Waiver.
8. In the event of Waivers from the numeric or dimensional standards, the Waiver does not exceed 20%.

Not Applicable: The Waiver is neither a numeric nor a dimensional request.

9. In the event of Waiver from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply. **Not Applicable:** The request does not affect contributing status of the building.

Waiver Review

Code Section 153.174(J)(1)(a and b): Permitted materials are stone, manufactured stone, full depth brick, etc. and other high-quality synthetic materials may be approved by the Board if high-quality and climatically appropriate.

Request : Deck (TimberTech)

Criteria	Review
1. The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criteria Not Met: This is a personal selection of the applicant.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area of the district as a whole.	Criteria Met: TimberTech is a composite material, which can look and feel like real wood. It will not impact the historic context and is proposed for use on the rear of the structure.
3. The Waiver, if approved, will generally meet the spirit and intent of the Community Plan, <i>Historic Design Guidelines</i> , other adopted City plans and policies, and all applicable requirements in §153.170 through 153.178	Criteria Met: The Waiver meets the spirit and intent of the Community Plan and has been previously-approved in the District.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Not Met: The request is made to avoid maintenance and thus, for convenience.
5. The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features without the Waiver.	Criteria Met: TimberTech appears to be a high-quality material. Deferred maintenance can be avoided with more durable materials, such as proposed.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this chapter.	Criteria Met: The Code is appropriate, and provide the opportunity to seek such Waivers.

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| 7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district. | Not Applicable: The use will not change with this Waiver. |
| 8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%. | Not Applicable: The Waiver is neither a numeric nor a dimensional request. |
| 9. In the event of Waiver from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(2)(c) shall also apply. | Not Applicable: The request does not affect contributing status of the building. |

Minor Project Review

Criteria	Review
1. The MP shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met with Waivers/Conditions: Staff recommends the proposal be revised to best meet the Code and Guidelines, as noted in the conditions. Four of the five requested Waivers are appropriate.
2. In cases where a MP is proposed within or as part of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.	Not Applicable: The proposal is not within or part of an approved PDP or FDP.
3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.	Criteria Met with Waivers/Conditions: The requested Waivers are appropriate except the Fibrex windows; the design changes are recommended to ensure the design meets the Guidelines and Codes.
4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses.	Not Applicable: The land uses will not change with this request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met with Conditions: As discussed herein, design changes (wall/roof alignment on second floor, size of dormer windows), material consistency (water table on north and south elevation), and window placements are recommended to meet the <i>Historic Design Guidelines</i> .

6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole.

Criteria Met with Conditions: The front façade of the current design does respond well to the surrounding context. The rear elevation does not best respond to the existing character of the surrounding area. Design changes are recommended to meet the scale of the surrounding area.

7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*.

Criteria Met with Waivers: The design mostly meets the setbacks and lot coverage, with the approval of Waivers for the garage setback and building height.

8. The proposed site improvements, landscaping, screening, signs, and buffering shall meet all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Criteria Met with Waivers and Conditions: The proposal can meet all the applicable zoning regulations and respond to the standards in Guidelines with both the Waivers and conditions.

Recommendation

Planning Recommendation: Staff recommends **approval** of the following Waiver requests:

- 1) Front loaded garages setback as 0’.
- 2) Maximum Building Height of more than 24’ at the rear.
- 3) Use of composite garage door and front door
- 4) Use of TimberTech deck

Planning Recommendation: Staff recommends **disapproval** of the following Waiver request:

- 1) Fibrex windows (reclaimed wood fiber and thermoplastic polymer)

Planning Recommendation: Approval of Minor Project with the following conditions:

- 1) The design plan and elevations shall be revised with following changes, to be approved by staff, prior to building permit:
 - a. Design plan to address the inconsistencies in the roof plan.
 - b. Design changes to align the second floor master bath and bedroom 2 with each other.
 - c. Uniform size (width, depth and height) of all the gable windows at the rear on the second floor.
 - d. Consistent water table on north and south façades addressing the topography and creating a uniform foundation that visually supports the structure above.
 - e. Should Building permit review require that the rear-facing windows below the garage need to be removed, they may be done so without further ARB approval.

- 2) Should the revised roof plan indicate that dormer pitches are less than 6:12, per Section 153.174(B)(4)(c)(1), the pitches shall be required to gain Board approval of Waivers at a subsequent hearing.
- 3) Applicant to provide material for headers and sills for all elevations, to be approved by staff, prior to building permit.
- 4) Applicant to provide new window specifications and details, meeting the Historic District Code, to be approved by staff, prior to building permit.
- 5) Applicant to work with staff to choose all appropriate light fixture/s prior to building permit, subject to staff approval.
- 6) Applicant to provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, prior to building permit.