



PLANNING REPORT

Architectural Review Board

Wednesday, July 24, 2024

110 S. RIVERVIEW STREET 24-067MPR

<https://dublinohiousa.gov/arb/24-067>

Case Summary

Address	110 S. Riverview St, Dublin, OH 43017
Proposal	Proposal for exterior modifications to an existing residential home in Historic Dublin.
Request	Review and approval of a Minor Project Review (MPR) with Waivers under the provisions of Zoning Code Section §153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of a Minor Project Review with Waivers and conditions.</u>
Next Steps	Upon approval of the MPR by the Architectural Review Board (ARB), the applicant may file for Building Permits through Building Standards.
Applicant	Krista LaRussa, The Arcaro & LaRussa Company Marc and Heather Frient, Owners
Case Manager	Taylor Mullinax, AICP, Planner I tmullinax@dublin.oh.us (614) 410-4632

Site Location Map

24-067MPR | 110 S. Riverview Street



- Site Features**
- 1 Floodplain and mature trees
 - 2 Storm sewer outlet and headwall
 - 3 Existing residence



1. Background

Site Summary

The 0.32-acre site is located southeast of the intersection of Pinneyhill Lane and S. Riverview Street with approximately 89 feet of frontage on S. Riverview Street and the Scioto River. The property is zoned HD-HR, Historic Residential District. Residences to the north, south, and west under this zoning classification, and the Scioto River to the east surround the newly constructed home.

Development History

January 2022

Staff administratively approved a 250-square-foot lower deck extension.

July 2021

Staff administratively approved a lot split for 110-112 S. Riverview Street to split the 0.59-acre parcel into two parcels: a 0.362-acre lot (110 S. Riverview Street) and a 0.263-acre lot (112 S. Riverview Street).

May 2021

ARB approved a Demolition of a residential duplex and a MPR to construct a 3,000-square-foot single-family home at 110-112 S. Riverview Street with conditions and Waivers. A Waiver was approved to permit an attached front-loaded garage to be set back 3 feet behind the front façade where Code requires a minimum of 20 feet behind the front of the house.

March 2021

ARB provided non-binding feedback on an Information Review for demolition of a residential duplex and construction of a 2,900-square-foot single-family home. The applicant proposed to split the site into two lots to develop the northern lot with the proposed residence.

Site Characteristics

Natural Features

The site topography significantly drops from S. Riverview Street towards the Scioto River. Mature trees are located within the floodplain to the rear of the property.

Road, Pedestrian, and Bike Network

Vehicular access is provided west of the residence with an existing driveway leading to an attached two-car, front-loaded garage. No street parking is provided on the east side of S. Riverview Street in front of the residence.

Utilities

The site is served by public utilities, including sanitary and water. An existing storm sewer outlet and headwall are located on the north side of the property. The applicant was granted emergency provision to stabilize the site immediately below the stormwater outlet with loose rock to prevent further erosion.

2. Zoning Code

Historic District Code Requirements

The site is regulated by the Historic Residential District standards of the Historic District Code. The intent of this District 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 District.” The Code identifies site development and design standards, including lot coverage, setbacks, parking, fencing, and materials. All residential properties within the district are required to meet the following requirements:

Maximum Lot Coverage	45% of the lot area
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	3 feet per side / 12 feet total
Minimum Rear Yard Setback	25% of the lot depth (not to exceed 50 feet)

The ARB has the authority to grant Waivers from the materials standards and up to 20% of the numeric site development standards.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are considered when modifications are proposed in the Historic District. The Guidelines provide recommendations regarding new construction, site design, and materials, specifically in Chapters 5 and 6.

The existing home is listed as a Background resource given its new construction being outside of the district’s period of significance.

Process

A MPR is an efficient single-step process for smaller projects and provides an efficient review process for projects that do not have significant community effects. Upon approval by ARB and satisfying conditions of approval, the applicant may apply for building permits through Building Standards.

3. Project

Project Summary

A request for exterior site improvements: driveway expansion accommodating additional residential parking, new deck stairs and railings, hardscaping, and fencing. Waivers to the maximum permitted lot coverage and permitted driveway material are requested.

Some proposed improvements were constructed without ARB approval, as noted in the project details. If an item is not approved or is requested to be modified by the ARB, the applicant is required to remove or make the necessary adjustments.

Details

Residential Parking and Driveway Expansion

Guidelines Section 6.5(a) states that vehicular access to a site should be visually complementary in its appearance and not dominate a site. Per Code, Table 153.173C, the permitted maximum number of parking spaces for a single-family dwelling is two unless otherwise modified by the ARB. Driveways are regulated in Standard Code Section 153.210, where the maximum permitted pavement and curb line width is 20 feet at the right-of-way (ROW) and 30 feet between the ROW and garage façade. Driveways shall be set back at least 3

feet from a side lot line and are not permitted to extend beyond the front façade of the garage. Permitted pavement materials include asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. The primary pavement material on driveways and driveway additions shall be identical.

The residential parking expansion is proposed to create two additional parking spaces constructed of gravel. Per Code, gravel is not a permitted driveway material and requires a material Waiver to be approved by ARB. Generally, staff would not support a driveway expansion in this district or the gravel material; however, there are several unique site conditions to consider:

- The residence is located at the intersection of two narrow roadways, so turning movements of vehicles at the intersection could be impeded by on street parking at this location. Especially for larger vehicles such as school busses, delivery trucks, garbage trucks, and construction equipment
- The 15-foot roadway width of S. Riverview at this location and further to the south is very narrow so any on-street parking for visitors to the property would be difficult, including the possibility of damage to parked vehicles by passing or turning motorists
- The parking area is located over a City storm sewer, so if access to the sewer is needed, the removal of gravel would be easier than the removal of other pavement types
- Multiple instances of gravel street parking exist on the east and west sides of S. Riverview Street
- Gravel is a pervious material and improves the impervious area along the streetscape
- The gravel material is consistent with the surrounding landscape and hardscape on other properties along S. Riverview Street

The driveway taper of the parking expansion is not large enough to accommodate a vehicle. Staff recommends a condition of approval to remove this section of the driveway to meet the 3-foot setback requirement unless otherwise approved by ARB. Otherwise, staff supports the proposed parking expansion, location, and material with the requested Waiver. Acceptance of gravel parking at this location does not imply that future applicants will receive similar approval.

Hardscaping

The applicant is proposing various hardscape improvements surrounding the existing home:

- Brassfield Fines gravel driveway, walking paths, steps (between timber treads)
- Limestone steps, flagstone walking paths, and landscape borders
- Thermally Modified Oak (walnut stain) stairs off the lower deck
- Limestone to stabilize stormwater outlet
- Cassa Di Sassi, Cremona Blend, stone post to support a mailbox

Per the Code, the maximum permitted lot coverage is 45 percent. The applicant proposes a maximum lot coverage of 47.7 percent, including all impervious and semi-pervious surfaces. The applicant requests approval of a Waiver to the maximum lot coverage to permit an additional 374 square feet of hardscape. The site plan shows two lot coverage figures: 41.9 percent (residence and hardscape), and 47.7 percent (residence, hardscape, and outlet rock) to show that the outlet rock triggers the Waiver request.

The applicant was granted an emergency provision by staff to install loose limestone rock between the headwall and the Scioto River to stabilize the site and stormwater outlet immediately north of the home. Staff anticipated the rock would be limited to the width of the headwall, but the applicant installed more rock than expected. However, staff supports keeping the additional 374 square feet of rock in place at this time because removing it could damage the site further. The outlet rock stabilizes the rear yard and the steep grade down to the Scioto River, while permitting water to continue to flow through the site and allowing vegetation to grow through the rocks. This approach aligns with Guidelines Sections 6.1 and 6.2, where site topography is preserved, and the site is designed sensitively with surrounding natural features. A recommended condition of approval requires the homeowner to keep any vegetation that grows through the loose limestone rock, except for the paths and staircases, to encourage the landscape to return to its natural state.

Fencing and Deck Stairs/Railings

Fences are permitted between the principal structure and the front, side, or rear property lines. They are limited to a maximum height of 4 feet and shall not be more than 50 percent opaque. Guidelines Sections 6.4(e) and 6.6(c) recommend traditional fencing and deck railings; however, modern fencing and railings have been approved when contextually appropriate, especially for new construction.

The proposed 4-foot fence will enclose an area between the expanded parking and the headwall on the north side of the house. It consists of black powder-coated aluminum with 2" spindles, 6" posts, and a self-closing gate. The fencing will be used for pets and is a safety barrier from the outlet headwall and steep grade change. An existing wood fence was installed without approval for safety reasons immediately adjacent to the headwall. Staff is not supportive of two fence styles on the property and recommends a condition of approval to remove the wood fence upon the installation of the aluminum fence.

To the rear of the home, stairs will be added to the lower level deck with materials to match the approved decking. Staff supports the deck stairs, which meet setbacks and permitted material requirements. The improvements align with the surrounding context and Guidelines per Section 5.8.

The wood deck railing will change to black powder-coated aluminum to match the proposed fencing. Metal is a permitted railing material, although the design is modern. Aluminum railings have been approved in the Historic District for newer construction, where appropriate, and staff supports the request.

4. Case Review

Waiver Review

Code Section 153.210 (B)(8): Permitted primary pavement materials include asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstones. Gravel is not a permitted driveway material. The primary pavement material on driveways and additions shall be identical.

Request: To permit gravel for a driveway addition.

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: Unique site conditions on the lot are outside of the owners control, including the narrow right-of-way, City storm sewer lines, and a limited area for on-street parking in front of the residence. The gravel material is consistent with the rest of the street and is preferred if sewer improvements are necessary, as it is easier to disturb than concrete.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.

Criteria Met: If approved, the Waiver will not negatively impact the surrounding area or the district. The residence is at the intersection of two roadways where on-street parking could affect vehicular turning movements at the road intersection. The material is consistent with the character of S. Riverview Street.
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 Met: If approved, the Waiver will generally meet all City plans and policies.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.

Criteria Met: The Waiver is not requested to reduce cost or as a matter of convenience. It is consistent with the street and the material is preferred over concrete by the Engineering Department.
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 than without the Waiver.

Criteria Met: If approved, the Waiver will not affect the development quality of site improvements in the MPR, or the quality of existing development in the surrounding area. There is existing street parking along S. Riverview Street constructed of gravel material.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

Criteria Met: The Waiver request is appropriate due to the unique site and roadway conditions at this location.
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 of the property is not changing nor is it effected by the Waiver request.

- 8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.
- 9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply.

Not Applicable: The request is not a Waiver from a numeric or dimensional standard.

Not Applicable: The property and home will remain a background resource.

Waiver Review

Code Table 153.173(A): The maximum lot coverage is 45 percent in the Historic Residential District.

Request: Increase the maximum lot coverage to 47.7 percent.

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 existing stormwater outlet on the property is a unique site condition outside of the owner’s control. The City granted the applicant an emergency provision to install the outlet rock to stabilize the site.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criteria Met: If approved, the Waiver will not negatively impact the historic context of the surrounding area or the district.
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 with Conditions: If approved, the Waiver will generally meet all City plans and policies. To align with the Guidelines, a recommended condition of approval requires the homeowner to allow any vegetation that grows through the loose limestone rock area to remain to encourage the landscape to return to its natural state.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Met: The proposed site additions increase the cost of development, therefore, the Waiver is not being requested to reduce cost or as a matter of 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 than without the Waiver.	Criteria Met with Conditions: If approved, the Waiver will not affect the development quality of the site improvements. A recommended condition of approval encourages vegetation to grow within the outlet rock area to partially restore the area to its natural state.
6. The requested Waiver is better addressed through the Waiver rather than an	Criteria Met: The Waiver request is appropriate due to the unique site conditions at this location.

amendment to the requirements of this Chapter.

- 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 of the property is not changing nor is it effected by the Waiver request.
- 8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%. **Criteria Met:** The request does not exceed 20% for the additional 374 square feet.
- 9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply. **Not Applicable:** The property and home will remain a background resource.

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> , and adopted plans, policies, and regulations.	Criteria Met with Waivers and Conditions: The MP is generally consistent with all plans, policies, and Guideline requirements. With approved Waivers and conditions, the Code requirements are met.
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: No PDP nor a FDP exists for this property.
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 with Waivers and Conditions: The MP will be consistent with the record established if the Waivers are approved and the conditions are met.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.	Not Applicable: The land use is not changing with this request.
5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criteria Met: The MP is consistent with the 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 with Waivers and Conditions: The proposed improvements are appropriate to the surrounding area and district as a whole with approved Waivers and conditions.

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

Criteria Met: The request does not include a new building, and the new deck stairs conform to the Site Development Standards and Guidelines.

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 proposed site improvements will meet the Code and Guidelines if the Waivers are approved and the conditions are met. Staff is proposing as conditions of approval that the northern 3 feet of the gravel parking expansion be eliminated to meet the setback requirement, and that the existing wood fence be removed upon the installation of the aluminum fence.

5. Recommendations

Planning recommends **Approval** of the **gravel pavement material Waiver**.

Planning recommends **Approval** of the **47.7 percent maximum lot coverage Waiver**.

Planning recommends **Approval** of the **Minor Project** with conditions:

- 1) That the northern 3 feet of gravel parking surface is removed;
- 2) That the existing wood fence adjacent to the headwall is removed upon the installation of the aluminum fencing; and
- 3) That the homeowner allows vegetation to grow through the loose limestone rock, except for the paths and staircases, to encourage the landscape to return to its natural state.