



## PLANNING REPORT

# Architectural Review Board

Wednesday, May 29, 2024

## 17 N. RIVERVIEW STREET MPR, WAIVERS, and DEMO-BACKGROUND 24-029MPR and 24-059DEMO

<https://dublinohiousa.gov/arb/24-029>

<https://dublinohiousa.gov/arb/24-059>

### Case Summary

Address	17 N. Riverview St, Dublin, OH 43017
Proposal	Proposal for the remodel and construction for an addition to an existing home and demolition of a Landmark accessory structure in the Historic District. The 0.18-acre site is zoned HD-HR, Historic Residential District, and is located approximately 70 feet southwest of the intersection of Wing Hill Lane and N. Riverview Street.
Request	Approval of a Demolition of a Landmark building, an MPR, and Waivers. Variances may be approved by the Board of Zoning Appeals (BZA).
Zoning	HD-HR, Historic Residential District
Planning Recommendation	<u>Approval of Demolition/Landmark</u> <u>Approval of all Waivers</u> <u>Approval of MPR with conditions</u>
Next Steps	Subsequent to Architectural Review Board (ARB) approval, and approval of Variances by the BZA, the applicant may apply for building permits.
Applicant	Andrew Sarrouf, Haffar Group, LLC Rich Taylor, AIA, Richard Taylor Architects, LLC
Case Manager	Sarah Tresouthick Holt, AICP, ASLA , Senior Planner 614.410.4662 <a href="mailto:sholt@dublin.oh.us">sholt@dublin.oh.us</a>

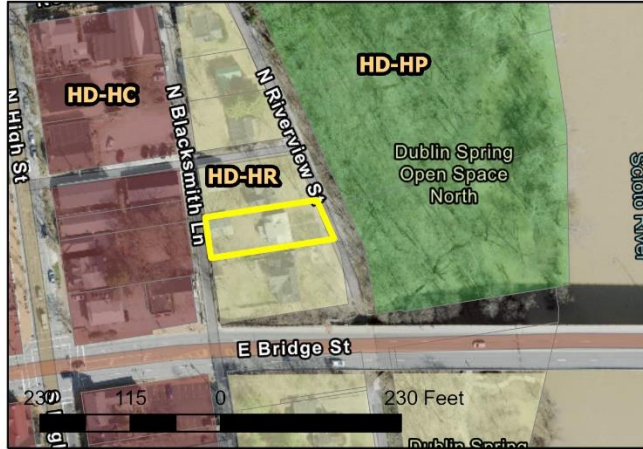
Site Location Map

24-029MPR/24-059DEMO  
17 N. Riverview St MPR and Demolition



Site Features

- 1 17 N. Riverview
- 2 COhatch HQ Project



## 1. Background

### Site Summary

17 N. Riverview has +/- 57 feet of frontage on N. Riverview Street. A highway easement exists on the west and east sides of the property, allowing for sidewalks and other public improvements without limitation.

17 N. Riverview Street is a Landmark Craftsman-style Bungalow built in 1927. According to the 2017 Historic and Cultural Assessment (HCA), it has excellent integrity, with a standing seam metal roof and detailing true to the original style and construction. The applicant believes that the siding may have been replaced. The house has an original foundation, made of split-faced concrete, typical of the era. There is a Landmark outbuilding located at the rear of the property, thought to be unoriginal to the site, with access to N. Blacksmith Lane.

HCA-identified, protected walls exist across N. Riverview Street from the house. There is a continuous low stone wall in front of the property as well; however, it is not specifically identified as historic, although it adds to local character.

The property was purchased as part of the City's auction in September 2023 and closed on in October 2023. The original purchaser then sold the property to this new owner. The rehabilitation goals, page 4 of the sale disclosure documents, attached, indicate the first goal is "preserve the historic nature and mass of North Riverview Street". All performance stipulations of the original purchase remain in effect, such as maintenance and construction due dates.

## 2. Zoning Code

### Historic District – Historic Residential District

The intent of the Historic Residential District, as outlined in the Code, 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 Site Development Standards within the Code identify setbacks, lot coverage, and building height.

The intent section of the Historic Code, 153.173(E)(2), provides specific requirements for additions: that they shall be subordinate to, and clearly separated from, the original structure. This applies to all zones within the district.

### 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 the overall character of new construction including location, mass/scale, materials, and rooflines.

### Process

The applicant seeks to demolish the outbuilding; this will be evaluated per Code Section 153.176(J)(5)(a) for Landmark structures. Demolition cannot be completed until all building permits are approved through Building Standards, per Code Section 153.176(J)(3)(f). The applicant will also need approval of two Variances through the Board of Zoning Appeals, as noted herein.

At the March ARB meeting, the Board tabled the request until the BZA provided a determination on required Variances and the applicant provided complete MPR and Demolition information. Prior to resubmittal for formal MPR approval, the following was recommended (status updates are in italics):

- 1) Significantly revise the architectural design to address the Code requirements and *Historic Design Guidelines* goals as described herein. *Completed*
- 2) Obtain approval of Variances from the BZA. If these requests are not granted, the applicant shall redesign the project using the criteria in the Historic District Code. *BZA hearing is scheduled for May 30, 2024. ARB Waivers are requested herein.*
- 3) Adjust the rear building setback to accommodate the 5-foot distance between the highway easement and the structure. *Completed*
- 4) Continue to coordinate with staff to determine if a combined driveway with the adjacent lot is necessary; adjust the proposal accordingly. *Declined to do*
- 5) Provide a Demolition – Landmark request for the outbuilding, with the required submittal information listed in Code. *Completed*

### 3. Project

The applicant is proposing significant additions to the house, demolition of the outbuilding, Waivers to roof pitches and materials, Waivers to maximum building footprint and rear yard setback, and then further Variances to building footprint and rear yard setback.

#### Site Layout

Prior to the auction, the City added an easement for public highway and road purposes, including pedestrian facilities, utilities, storm drainage, and grading to the perimeter of this block of lots. A description is found on page 5 and Appendix E in the disclosure documents, attached.

Table 153.173A of the Code governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, up to 45 percent of lot coverage is permissible; the building footprint may be up to 25 percent of the lot size; and the rear setback is 20 percent of lot depth, not to exceed 50 feet. The existing lot area is 7,917 square feet. The average lot depth is +/- 152.24 feet. The applicant requests Waivers of 20 percent for building footprint and rear setback and then Variances from BZA (orange).

<b>17 N. Riverview</b>	<i>Permitted by Code</i>	<i>20% Waiver per ARB</i>	<i>Requested Amount</i>
<i>Lot Coverage</i>	3,562 SF	NA	3,338 SF
<i>Building Footprint</i>	1,979 SF	2,375 SF* Waiver Requested	2,746 SF (34.7 %)* Variance Req'd
<i>Rear Setback</i>	30.45'	24.4' Waiver Requested	20' Variance Req'd

*\* Below the 2,757 SF that Board accepted at March hearing*

Two trees on site are proposed to be removed: a 20-inch Norway maple and a 32-inch hackberry.



### **Scale, Mass, and Height**

The applicant indicates replacement of the existing foundation. The existing Finished Floor (FF) elevation of the house is 808.0, and the proposed FF is 809.33, which is not significant enough to affect the house's relationship to the street or neighborhood. A window well is shown on the north side of the house.

The height of the historic house is shown at 16 feet, 5 inches to the mid-point of the gable. The addition is a maximum height of 22 feet, 11 inches to the mid-point of the gable at the rear. The site slopes up to the back, and the Board previously agreed to this height with acceptable architecture. The hyphen height is less than the mid-gable height of the original structure. The kitchen/dining/pantry portion of the addition mimics the shed roof forms of the original structure and transitions to the two-story height of the garage/master bedroom portion.

The living room/hyphen addition sits within the width of the historic house on the north side, and the deep porch on the south side creates a shadow line, emphasizing the depth of the hyphen wall. Staff is satisfied with the scale, mass, and height of the addition, based on Board direction in March.

### **Architectural Details**

The historic house is quite intact, with largely original window and door openings. These are being preserved, except on the north elevation, where a double window is being converted to a single window, although appears larger than other historic single windows on this house. Guidelines Section 4.8C states to keep original openings and avoid using stock-sized windows.

The roof lines of the original house are also intact, and the applicant has repeated these forms in the addition at the kitchen/dining/pantry and the smaller shed roofs for the garage and new porch details. These pitches need Waivers, where Code Section 153.174(B)(4)(c)(1) requires at least 6:12 pitches. Staff supports these waivers given the consistency with the existing roof lines. Eaves have been added to the new portion of the house, creating welcome shadow lines that mimic the original structure.

Window openings on the addition respond to Guidelines Section 5.6B, where wall-to-window ratios are similar to historic proportions. The applicant has provided sill, lintel, and trim details to match the historic details, per Guidelines Section 5.6C.

The original front door opening will be maintained. New sliding glass doors are under the porch overhang in the hyphen on the south side. On the N. Blacksmith Lane façade, a new two-car garage door is shown, along with a man door and protective awning.

### **Materials**

Applicable goals for materials in the district can be summarized in Guidelines Sections 4.1A, portions of 4.1C, and 4.12F respectively:

*Preservation of original architectural features and materials are the first preference in rehabilitation. Such features and materials should be retained in place and/or repaired.*

*Contemporary materials may be used if it is demonstrated that they have the same quality and character as historic materials.*

*Materials for additions should be consistent with those identified in 4.1.C and complimentary to the district, but need not match those of the original structure to which the addition is attached. Avoid materials that are not typically from the mid-19<sup>th</sup> to the early 20<sup>th</sup> century (e.g. concrete block, rough-sawn siding, or logs). Brick, stucco, and beveled siding or board-and batten all may be appropriate, depending upon the materials in the original building.*

#### *Historic House*

The existing house's roof is original standing seam metal in a galvanized color, which the applicant proposes to replace. Because the addition sits higher than the original structure, staff asked the applicant to differentiate the roof colors; the applicant considered and then declined. The new roof (both existing house and addition) will be Medium Bronze standing seam from Atas.

There is a request to replace the existing foundation material. It appears to be split-face concrete block, which is common to the era and therefore style of house. Staff is concerned that the Colonial Tan LedgeStone from Stoneryard, with its mortarless appearance and high quartz content (reflective), does not match the character of the original foundation. Staff requested that the applicant reconsider a choice more like the original, and he declined. A recommended condition of approval addresses the need for a closer match.



*Existing foundation*



*Proposed foundation*

The siding and window trim are proposed to be replaced on the historic structure with Hardie-Shake Straight-Edge siding and LP SmartSide smooth-texture trim. The Hardie material is permitted, per the Code, and the trim requires a Waiver to Code Section 153.174(J)(1)(a); this has been previously approved in the district. The applicant states that the shake siding on the house is likely a faux material not original to the house, and that original material may be underneath. Staff requested more information about this assertion. Per Code, Guidelines, and Alternative Materials, preservation and restoration of the original materials is the primary goal. The proposed siding is not a convincing replication of a historic shake, and may not be appropriate if there is a different original siding underneath. The applicant then provided some original shakes from the house, and they appear to be real cedar. Staff supports the repair of those materials first; with this new information, we are reluctant to recommend approval of the Hardie shakes. Both samples will be brought to the hearing. The applicant proposes Dorian Gray, SW 7017 for the shingles and Black Fox, SW 7020 for the trim. The Pre-approved Paint Colors indicate that Craftsman houses typically use warmer earth tones.

Similarly, the applicant proposes to replace all existing windows with Marvin Ultimate aluminum-clad windows finished in Bronze. These windows will be custom made to match the 3-over-1

historic windows. Preservation of all historic windows would be the best case, per the Code, Guidelines, and Alternative Materials documents.

Front door design has not been chosen yet, although the applicant states that it will match the configuration shown on the elevation, which is appropriate, and painted Black Fox. A condition of approval addresses this information. The applicant has confirmed that the original Craftsman columns and fascia on the historic front porch will be preserved and repainted. This porch has distinctive triangular drainage openings, which should be preserved as an original detail.

#### *Addition Materials*

On the addition, Medium Bronze Atas standing seam roof is shown. The same LedgeStone foundation is also shown; staff supports the use of this material on the addition. The siding is to be Thermally Modified Ash, stained White Wash. This is a natural wood product, steam and heat treated to be more resistant to weather and rot, according to the manufacturer's website. The boards are tongue-and-groove, applied vertically. While the material is wood, it is used in a non-traditional form, not meeting Guidelines Section 4.3B so the Board is requested to comment. This form of siding appears elsewhere in the district, but not under this Code and Guidelines. Staff would be more comfortable with this approach if the original siding were kept and repaired on the original house, in exchange for the use of this more modern material to provide contrast at the addition. Window trim is the same LP SmartSide smooth texture, painted Black Fox as on the historic portion.

Windows on the addition are proposed as the same Marvin Ultimate with the Bronze finish. Doors on the addition are unknown, but will generally match those shown on the elevations and be painted Black Fox. A recommended condition of approval addresses details.

The garage door will be a Tungsten Royce bi-fold in the same Thermally Modified Ash vertical siding, stained White Wash. This door, during opening, will effectively shorten the driveway length. This has been brought to the applicant's attention; they responded that the desire was to create a true carriage door appearance and function to mimic the historic use and character along Blacksmith Lane. Its use may diminish the utility of the driveway for parking.

The hyphen skylights are Velux, in a Medium Bronze finish, with height being approximately three inches from the sheathing. They meet Guideline Section 4.10 which says that skylights are appropriate on additions when placed to the rear with minimum visibility.

#### *Common Materials*

The front walk from N. Riverview Street is proposed to be Belgard Cambridge Cobble pavers in Pewter. Light fixtures are Vintage Suspended Pane Outdoor Sconce in large size in oil rubbed bronze. The scale is appropriate for the project. Gutters will be 6-inch, half-round galvanized; downspouts will be 4-inch galvanized.

## **4. Demolition**

### **Site Layout**

The owner desires to demolish the Landmark outbuilding at the rear of the property, along the N. Blacksmith Lane frontage. The building sits within the City-generated 15-foot highway easement for future public improvements, such as sidewalks, parking, utilities, etc.

## Details

Code Section 153.176(J)(5)(a) outlines the requirements for demolition of Landmark structures within the Historic District. Economic hardship is the primary factor to earn such approval, including loss of economic use of the property, loss of reasonable investment-backed expectations, and whether or not the economic hardship was created by the owner. Additional sections speak to economic return and alternatives; since this is a new owner, they are largely not applicable.

The Board provided unbinding support for the demolition at Informal Review. The applicant has provided a fiscal analysis to indicate restoration and conversion of the structure to a livable carriage house would cost approximately \$400,000, whereas the return on that investment would be approximately \$200,000 - \$250,000. Also cited is the loss of space on the property, if the outbuilding were to remain, along with the location of the highway easement.

While staff supports the preservation of outbuildings for their contribution to district character, this particular outbuilding is in the way of future needed pedestrian and vehicular improvements for the general neighborhood. The highway easement was located to support related public improvements. Therefore, staff supports the request for demolition, as detailed in the Project Review section below.

Staff requested a commitment to catalog any cultural resources found within the building, per Code Section 153.176(J)(4). The applicant has agreed to provide this information and/or smaller artifacts to staff.

## 5. Access and Utilities

Any improvements made within the right-of-way or easement area along N. Blacksmith Lane shall be per the Historic District Section of the City of Dublin's Bridge Street District Streetscape Character Guidelines or any updated standards resulting from an ongoing planning effort in this area. A copy of this document was provided to the applicant.

Staff and the applicant have agreed on the driveway length as shown on the plans; however the garage doors will swing into the driveway, effectively reducing its utility for parking.

Staff has requested information about how the driveway trench drain ties into the street using a pipe alignment; a condition of approval notes this information at building permit.

## 6. Project Review

### Demolition: Landmark

#### Criteria

1. By credible evidence the property owner will suffer economic hardship if the request to demolish is not granted.
2. All economically viable use of the property will be deprived without approval of the demolition.

#### Review

**Criterion Met:** The applicant has provided information that the cost for restoration of the outbuilding versus market value does not make fiscal sense.

**Criterion Not Met:** There is no evidence that loss of all use of the property will result if the outbuilding is not removed.



3. The reasonable investment-backed expectations of the property owner will not be maintained without approval of the demolition.  
**Criterion Met:** Since the outbuilding is located within a highway easement, the investor could expect that the City would permit its removal. The owner can also expect that the City will use that easement for street improvements.
4. The economic hardship was not created or exacerbated by the property owner.  
**Criterion Met:** This owner bought the property in October of last year and has not created any economic hardship.
5. In evaluating the factors established in divisions (J)(5)(a)1. through (J)(5)(a)3. , the ARB may consider any or all of the following in assessing evidence of economic hardship:
  - a) A property's current level of economic return.  
**Not Applicable:** The property is currently vacant, and the new owner is awaiting approvals in order to create economic return.
  - b) Any listing of the subject property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents.  
**Not Applicable:** This property was purchased after the City's auction in late 2023.
  - c) Feasibility of alternative uses for the property that could earn a reasonable economic return.  
**Criterion Not Met:** Information was provided for a 2-story living space plus garage, the most expensive alternative.
  - d) Evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.  
**Criterion Met:** The condition of the outbuilding is not the responsibility of this new owner.
  - e) Evidence of knowledge of landmark designation or potential designation at time of acquisition.  
**Criterion Met:** The auction documents clearly indicated that the outbuilding is a Landmark structure.
  - f) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.  
**Criterion Met:** No known funding exists for residential projects.

## Waiver Review

**Code Table 153.173A:** Building footprint in the Historic Residential district is a maximum of 25 percent of the lot area.

**Request:** Increase of building footprint by 20 percent to 2,375 SF

### Criteria

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.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.
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.
4. The Waiver is not being requested solely to reduce 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 than without the Waiver.
6. The requested Waiver is better addressed through the Waiver rather than an 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.
8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.

### Review

**Criterion Not Met:** The owner bought the property with the Historic Residential zone requirements in place, along with the highways easements.

**Criterion Met:** If approved, the Waiver will not negatively impact the surrounding area or district.

**Criterion Met:** The Waiver request meets direction provided by the Board at previous meetings pertaining to this site.

**Not Applicable:** The request will likely increase development cost, based on square footage.

**Not Applicable:** The requested Waiver does not affect design, material, or development features.

**Criterion Met:** The Waiver request is more appropriate than a Code change.

**Criterion Met:** The proposed use of the house will not change as a result of the Waiver.

**Criterion Met:** This request is at 20%. A subsequent Variance will be requested of BZA.

9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

**Not Applicable:** The property will remain Landmark

**Waiver Review**

**Code Table 153.173B:** Rear yard setbacks in the Historic Residential zone is 20 percent of the lot depth, not to exceed 50 feet.

**Request:** Rear yard reduction of 20 percent to 31.8 feet.

**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.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.
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.
4. The Waiver is not being requested solely to reduce 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 than without the Waiver.
6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.

**Criterion Met:** The houses are set far back from their front property line, making less room for additions to the rear of the historic house, as expected per Code and Guidelines. The highway easement does not affect the applicable requirements.

**Criterion Met:** If approved, the Waiver request will not negatively impact the context of N. Riverview Street, which is the front façade.

**Criterion Met:** The approval of the Waiver helps the applicant meet the higher goals of additions behind the historic house and minimizing their visibility.

**Not Applicable:** The request will likely increase cost, based on square footage.

**Not Applicable:** The Waiver does not affect design, material, or development features.

**Criterion Met:** The Waiver request is more appropriate than a Code change.

7. The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
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)(2)(c) shall also apply.

**Criterion Met:** The proposed use of the house will not change as a result of the Waiver.

**Criterion Met:** This request is for 20%. A subsequent Variance will be requested of BZA.

**Not Applicable:** The property will remain Landmark

**Waiver Review**

**Code Section 153,173(E)(2)(c):** Roofs shall not be sloped less than 6:12...unless otherwise determined by the Board.

**Request:** Roof pitches of 2.5:12, 3.5:12, and 4:12.

**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.
2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.
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.
4. The Waiver is not being requested solely to reduce 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 than without the Waiver.

**Criterion Met:** Some existing roof pitches on the house are at 2.5:12. The proposed pitches help blend the additions to the original structure.

**Criterion Met:** If approved, the Waiver request will repeat the form of the historic house, and therefore, the context of the surrounding area.

**Criterion Met:** The approval of the Waiver will allow the modern additions to sympathetically blend with the historic house.

**Criterion Met:** The request is not based on cost or convenience.

**Criterion Met:** The Waiver will ensure the best possible design with respect to historic context. The flatter roof sections on the original house are iconic to the Craftsman style.

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| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p>                  | <p><b>Criterion Met:</b> The Waiver request is more appropriate than a Code change.</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><b>Criterion Met:</b> The proposed use of the house will not change as a result of the Waiver.</p> |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p>   | <p><b>Criterion Met:</b> This request has been customarily applied as design-related.</p>             |
| <p>9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p> | <p><b>Not Applicable:</b> The property will remain Landmark</p>                                       |

**Waiver Review**

**Code Section 153.174(J)(1)(a):** Permitted materials are high quality, durable materials including....wood siding.....

**Request:** Use of LP SmartSide trim.

**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><b>Not Applicable:</b> Site and property conditions do not play a role in this request; the choice of materials is within the owner’s control.</p>   |
| <p>2. The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p>   | <p><b>Criterion Met:</b> The use of this material will not negatively impact context or surrounding area and has been previously approved for Landmark buildings as noted in the Alternative Materials.</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><b>Criterion Met:</b> The applicant proposes to match the trim details of the original house. The use of this material addresses good maintenance, which is also a goal of the district.</p>             |
| <p>4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.</p>   | <p><b>Criterion Not Met:</b> The owner wishes to minimize maintenance, therefore it is requested for convenience.</p>   |



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| <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 than without the Waiver.</p> | <p><b>Criterion Met:</b> The Waiver would provide for ease of maintenance within the district, which is an important goal.</p> |
| <p>6. The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p>  | <p><b>Criterion Met:</b> The Waiver request is more appropriate than a Code change.</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><b>Criterion Met:</b> The use would not change as a result of this Waiver.</p>  |
| <p>8. In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%.</p>   | <p><b>Not Applicable:</b> This is not a dimensional or numeric request.</p>  |
| <p>9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(2)(c) shall also apply.</p>   | <p><b>Not Applicable:</b> The building will remain a Landmark structure.</p>   |

### Minor Project Review

Criteria	Review
<p>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.</p>	<p><b>Criterion Met with Waivers and Conditions:</b> Massing, height, and form have been revised to meet the Code and Guidelines. With approved Waivers and Variances, Code will be met. With the conditions, the Code and Guidelines can be met.</p>
<p>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.</p>	<p><b>Not Applicable:</b> There is no PDP or FDP for this site.</p>
<p>3. The MP shall be consistent with the record established by the required reviewing body, the associated staff report, and the Director’s recommendation.</p>	<p><b>Criterion Met with Waivers and Conditions:</b> The request will be consistent with the granting of Waivers and completion of the conditions.</p>

4. The proposed land uses meet all applicable requirements and use specific standards of Section 153.172 Uses. **Criterion Met:** Single family residential is permitted within the zone district.
5. The proposed development is consistent with the *Historic Design Guidelines*. **Criterion Not Met:** The replacement of all original materials on the historic house remains a point of concern. The extent of use of vertical tongue-and-groove stained siding does not meet the Guidelines.
6. The proposed MP is consistent with surrounding historic context, character, and scale of immediately surrounding area and the district as a whole. **Criterion Met with Waivers and Conditions:** The revised proposal, combined with Waivers and conditions, allow the context, character, and scale to be met.
7. The proposed buildings are appropriately sited and conform to the requirements of Section 153.173 Site Development Standards and the *Historic Design Guidelines*. **Criterion Met:** Front setbacks are preserved along N. Riverview Street, and all other Code requirements are met.
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*. **Not Applicable:** These elements are not required for a single family residential project.

## 7. Recommendations

Planning recommends **Approval** of the **Demolition/Landmark** request.

Planning recommends **Approval** of the **building footprint Waiver** to 2,375 square feet.

Planning recommends **Approval** of the **rear yard setback Waiver** to 31.8 feet.

Planning recommends **Approval** of the **roof pitch Waivers to allow 2.5:12, 3.5:12, and 4:12** roofs as shown on the plans.

Planning recommends **Approval** of the **Waivers for SmartSide trim**.

Planning recommends **Approval** of the **Minor Project Request**, with the following conditions:

- 1) Should the Variance requests not be approved by BZA, the applicant shall adjust the proposal to meet Waiver criteria and present the changes to the ARB for approval.
- 2) The historic foundation and new window well stone shall be changed to a material that more closely resembles the original foundation, to be approved by staff prior to building permit. The addition's foundation material may remain as proposed.

- 3) The applicant shall repair the existing cedar siding or replace it as needed using real cedar siding. The Hardie Shake siding may be used if the applicant can provide evidence that the cedar shakes are not original to the house; however, the applicant shall provide staff with information regarding any potential different siding under the current shake siding. If this exists, the applicant agrees to more closely match, or restore, that siding, to be approved by staff prior to building permit.
- 4) The applicant shall provide to staff for approval, prior to building permit, specifications for all man and patio doors.
- 5) At building permit, the applicant shall supply sufficient graphic information about how the proposed trench drain ties into the street.