



PLANNING REPORT

Architectural Review Board

Wednesday, March 27, 2024

36-38 N. HIGH STREET MPR and WAIVER 24-045MPR

www.dublinohiousa.gov/arb/24-045

Case Summary

Address	36-38 N. High Street
Proposal	Proposal for exterior modification plus Waiver to a proposed two-story building in the Historic District. The 0.25-acre lot is zoned HD-HC, Historic Core District and is located northeast of the intersection of North High Street and Wing Hill Lane.
Request	Review and approval of a Minor Project Review and Waiver under the provisions of Zoning Code Section 153.176 and the <i>Historic Design Guidelines</i> .
Zoning	HD-HC, Historic District – Historic Core
Planning Recommendation	<u>Approval of Waiver</u> <u>Approval of Minor Project Review</u>
Next Steps	Upon review and approval of the Waiver and Minor Project Review (MPR), the applicant may amend building permits through Building Standards.
Applicant	John Fleming, Tim Lai Architect Bob Lombardi, Ralco Properties, LLC
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

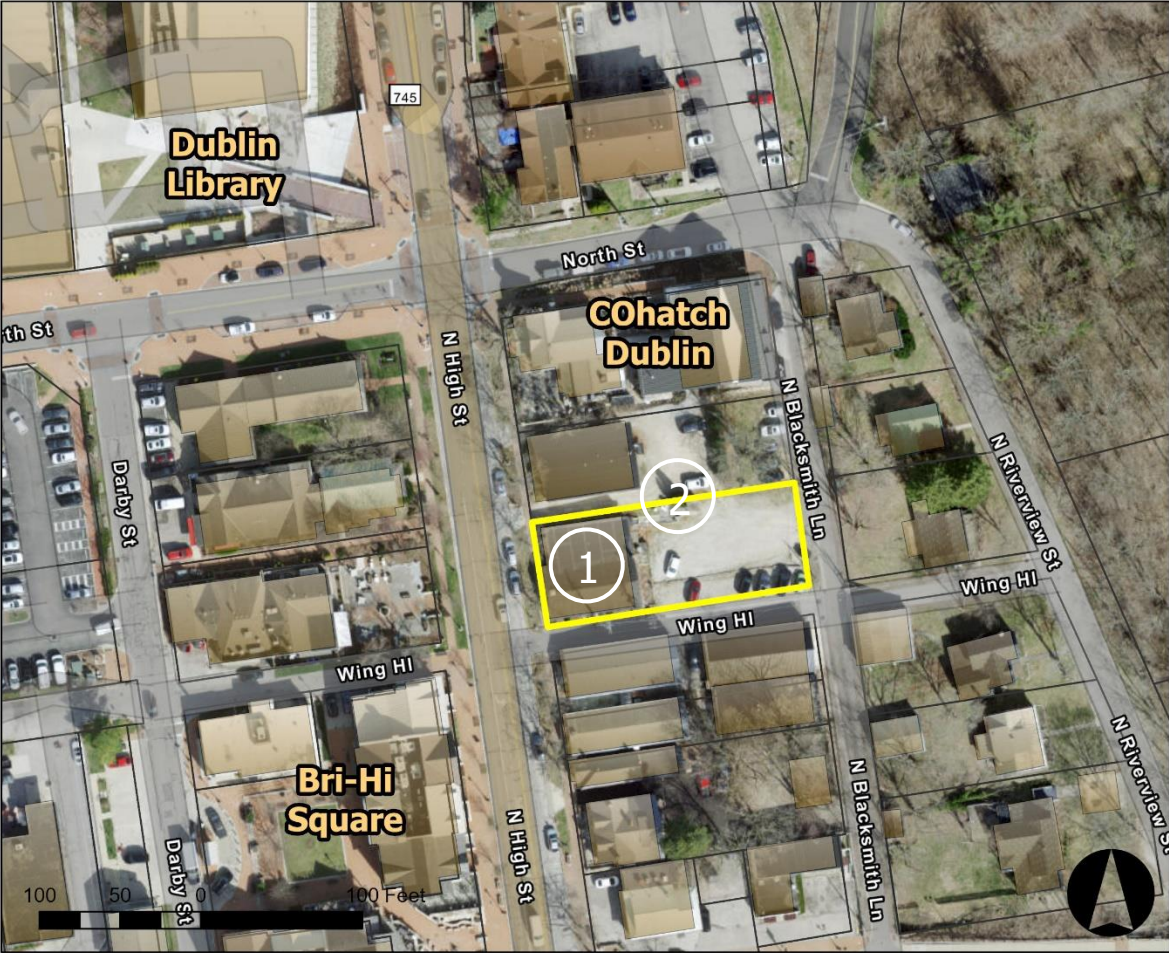
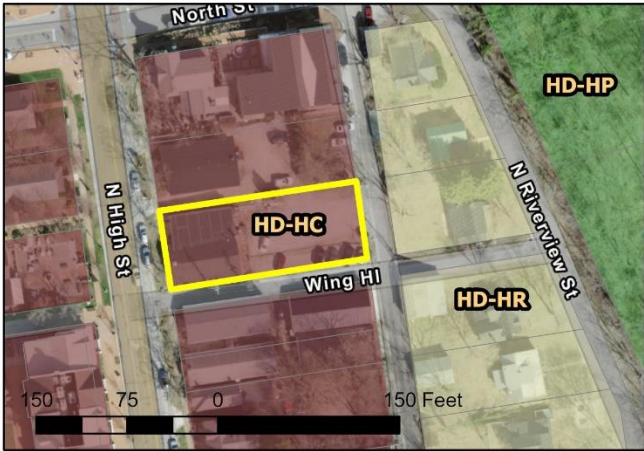
Site Location Map

24-045ARB-MPR | 36-38 N High St



Site Features

- 1 Existing Building
- 2 Existing Privy



1. Background

Site Summary and History

The site is zoned Historic District-Historic Core and is on an existing 10,890-square-foot lot. The property has ±65 feet of frontage along N. High Street and N. Blacksmith Lane, as well as ±125 feet of frontage on Wing Hill Lane. The previous building along N. High Street has been demolished, and construction is underway for the mixed-use project per the Final Development Plan (FDP) approved in 2022 (22-132FDP). The historic wall that spans 36-40 N. High Street is also under restoration as approved in 2023 (23-147MPR). The Ticky Wing two-story privy within that wall is being preserved as part of this project. This request pertains only to the new residential building that will face N. Blacksmith Lane.

Process

For MPRs and Waivers 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 of this Waiver and project, the applicant may amend the existing building permit through Building Standards.

2. Zoning Code and Guidelines

Historic District-Historic Core

The intent of the Historic Core District per Code, is to “ensure sensitive infill development”. The Code identifies the applicable development standards including setbacks, lot coverage, and building height. All structures within the Historic District require the review and approval of the ARB to make modifications.

Historic Design Guidelines

The *Historic Design Guidelines* supplement the Code and are utilized when modifications are proposed within the Historic District. The Guidelines provide insight and recommendations regarding new construction and materials.

3. Project

The applicant is requesting a change to the garage doors specified for the residential portion of the approved FDP. The previously-approved doors were wood-clad as required by Code Section 153.174(D)(1). This new request is for review and approval of a steel door with a composite overlay, which requires a Waiver.

Materials

The proposed garage doors are Clopay Coachman doors in a Shaker style without windows, as shown on the attached materials. According to research for the Alternative Materials document, these doors have been previously approved via Waiver at 112 S Riverview Street (new construction) and 5707 Dublin Road (addition to Landmark/individual NRHP building) in 2023. Two double garage doors were approved on the west elevation of the residential building, as shown on the attached materials. The paint colors will remain as approved at FDP: Pavestone (SW 7642) and Grapy (SW 7629).

4. Plan Review

Waiver Review	
153.174(D)(1): Windows and doors shall be wood, metal-clad wood, or vinyl-clad wood. Request : Use of composite garage doors.	
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: These are contractor selections based on maintenance and lead times.
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 garage door will resemble real wood while performing better than wood, thus reducing maintenance issues and having a positive impact on the area.
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 proposed doors minimize maintenance issues and look like a traditional material, thus meeting the spirit of the Guidelines. This same door has been recently approved via Waiver for both new construction and Landmark properties.
4. The Waiver is not being requested solely to reduce cost or as a matter of general convenience.	Criteria Not Met: The requests are made to avoid maintenance and supply chain issues, 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: The garage doors would be in place of an approved wood-clad product; however, the results are acceptable, particularly on new construction.
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 an appropriate mechanism, and the Code provides the opportunity to seek such Waivers.
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 landmark or background status, the provisions in Section 153.175(J)(2)(c) shall also apply.

Not Applicable: The request does not affect Landmark/Background 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: The request is consistent with plans, Code, and Guidelines based on the proposed material.
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.	Criteria Met: The proposal is consistent with the approved PDP/FDP by maintaining high quality materials, style, and paint color.
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: The requested material is appropriate per the Waiver review, and therefore is consistent with the record as demonstrated herein.
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: The proposed material is consistent with the Guidelines because it provides a realistic representation of traditional wood material.
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: The request will not change context or scale and will be a positive addition to local character.

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

Not Applicable: Building siting remains as approved at PDP and FDP.

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: The proposal will not affect landscaping, screening, signs, or buffering.

Recommendation

Planning Recommendation: Approval of the Waiver request for composite garage doors.

Planning Recommendation: Approval of Minor Project.