



PLANNING REPORT

Architectural Review Board

Wednesday, May 29, 2024

JAMES DAVIS HOUSE – DRIVEWAY MODIFICATIONS 24-044MPR

www.dublinohiousa.gov/arb/24-044/

Case Summary

Address	5707 Dublin Rd
Proposal	Driveway modifications to an existing residential building in the Historic District, on a 0.75-acre site zoned Planned Unit Development – Llewellyn Farms.
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	PUD: Llewellyn Farms
Planning Recommendation	<u>Approval of Minor Project Review with condition.</u>
Next Steps	Upon review and approval of the Minor Project Review (MPR) from the Architectural Review Board (ARB), the applicant may amend the existing Building Permit application.
Applicant	Emily Lukasik, Property Owner (614) 353-0484 emily.lukasik@gmail.com
Case Manager	Rati Singh, Planner I (614) 410-4533 rsingh@dublin.oh.us

Site Location Map

24-044MPR | James Davis House - Driveway Modifications



Site Features

- 1 Existing Driveway



1. Background

Site Summary

The 0.75-acre site has approximately 150 feet of frontage along Dublin Road west of the Scioto River. The home is located north of the intersection of Dublin Road and Hertford Lane. The north side of the site is bounded by a tree row and the Cramer Ditch stream, and the remainder of the property is surrounded by modern single-family homes.

The historic James Davis home is a Greek Revival with Italianate architectural elements that was erected circa 1840, and is individually listed in the National Register of Historic Places.

The home's original use was for agricultural purposes, with its present use as a single-family two-story home. Simple, large cut stone quoins and a recessed entry distinguish the front-facing historic façade. The façade is symmetrical, with four fenestration bays and operable shutters. The hip-gabled roof has two wood-burning fireplaces on the north and south elevation and wood brackets at the eaves reflecting the simple design elements. The home has a rectilinear footprint, and the simplified elevations characterize all the façades.

Development History

May 2023

The Board reviewed and approved the MPR application to construct a two-story residential addition and relocate a shed on the 0.75-acre site, approving the pitched roof waiver, the garage door waiver, the Fypon gable vents waiver, and the MPR with conditions. The project is currently under construction.

April 2023

The Board reviewed the MPR application to construct a two-story residential addition and relocate a shed. The Board expressed concerns and tabled the application.

May 2022

The owner uncovered a well during the demolition of an existing wood deck and construction of an outdoor patio previously approved by the ARB. Planning staff administratively approved preservation and covering of the new-found well.

February 2022

ARB approved a MPR for deck removal and the installation of a stone and gravel patio.

September 2021

ARB approved a MPR to install of a 72-square-foot shed.

May 2021

ARB approved a MPR for replacement windows and a new entry door.

Site Characteristics

Natural Features

The site contains a grade change from south to north, where the Cramer Ditch runs along the northern property line. The site also contains a significant number of large, mature, 12-inch caliper spruce trees just north of the home.

Historic and Cultural Facilities

In 2017, City Council adopted a Historic and Cultural Assessment (HCA), which documents a variety of community assets including homes, cemeteries, and stone walls; this property is listed in Appendix G (Properties outside Architectural Review District Located on Ohio Historical Inventory).

Road, Pedestrian and Bike Network

The site has frontage on Dublin Road, and access is via a shared asphalt driveway located at 5715 Dublin Road. Additionally, there is a shared-use path in the City of Dublin that runs along the front of the property parallel to Dublin Road.

Utilities

The site contains an existing 16-inch water main in a 27.5-foot easement which runs along the west side of Dublin Road and bends before the creek culvert.

2. Zoning Code

The site is zoned PUD: Planned Unit Development District – Llewellyn Farms. Development standards for setbacks, lot coverage, and accessory structures defer to R-3 zoning with no more than 30% covered by structures and a 45% maximum lot coverage.

Historic Design Guidelines

The Guidelines supplement the Code and should be considered when projects related to site design are proposed for Appendix G properties. Chapter 6.5 in the Guidelines provides guidance related to access and parking.

Process

A MPR, Code Section 153.176 (I)(1), within the Historic District and Appendix G, is an efficient single-step process for smaller projects. 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 amend the existing ongoing Building Permit application through Building Standards.

Code Requirements

Development standards for driveways default to standard Zoning Code Section 153.210 – Driveways, which provides guidance related to curb cuts, setbacks, pavement width, and right-of-way (ROW) lines.

Per the *Historic Design Guidelines*, the vehicular access should be visually complementary to the site and the building design and it should be secondary to the appearance to the building.

3. Project

The applicant is seeking review and approval to build a new driveway and additional site improvements. Currently, 5707 Dublin Road and 5715 Dublin Road share a driveway located entirely on 5715 Dublin Road, with access to 5707 Dublin Road granted through an easement agreement.

After receiving MPR approval in May 2023, the applicant removed some mature trees in the southeast and created a temporary construction driveway for construction vehicles, branching off from the main driveway. The applicant now seeks to formalize this temporary entrance and proposes a separate asphalt driveway. The access point from Dublin Road will remain the same, and the proposed driveway entrance is ±44 feet from Dublin Road. The applicant proposes a ±18-foot-wide access point from the existing driveway, narrowing to ±14-foot, further narrowing to 12-foot leading to the garage. The total area of the proposed driveway is approximately 1500 square feet.

The applicant proposes to remove existing asphalt between the two properties at the rear to create a buffer space and allow for landscape screening. This buffer space is a typical condition seen on properties with a single driveway diverging into two driveways on Dublin Road. The site plan specifies that the area will be replaced with grass, while the project narrative mentions that it will be replaced with both grass and landscaping. The applicant has confirmed that the area will be partially seeded and partially left with dirt, as it falls over two property lines. A new easement agreement would allow each property owner to develop the area with their desired landscaping.

A 5-foot wide sidewalk is proposed to connect the driveway to the front porch instead of the previously approved sidewalk. The applicant has provided no information on the sidewalk material and is required to provide material details prior to final approval from Engineering. This is included as a condition of approval.

The proposal increases the existing lot coverage calculation from approximately 14.6 percent to 14.8 percent, still within the maximum permitted lot coverage of 45 percent in the R-3 zoning district.

The applicant is proposing a revised easement agreement with a new access point and revised egress and ingress points. The city's Law Office has confirmed that the easement agreement is solely between the two parties and is outside the purview of staff. Staff is only reviewing the driveway and sidewalk locations with this project; this approval does not grant approval of the easement agreement.

4. Plan Review

Minor Project Review	
Criteria	Review
1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criteria Met with Condition: The proposed driveway is consistent with Community Plan, <i>Historic Design Guidelines</i> , and all City adopted plans, policies and regulations.
2. In cases where a MP is proposed within or as a part	Not Applicable: The proposal is not a part of approved PDP or FDP.

of an approved PDP or FDP, the MP shall be consistent with such approved PDP or FDP.

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 Condition: The proposal is consistent with the record established by the Board.
4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.

Not Applicable. The land uses will not change with this request.
5. The proposed development is consistent with the *Historic Design Guidelines*.

Criteria Met: The proposed driveway is consistent with the *Historic Design Guidelines*.
6. The proposed Minor Project is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.

Criteria Met: The proposal is consistent with the surrounding character and establishes a condition which is consistent with other properties on Dublin Road.
7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the *Historic Design Guidelines*.

Not Applicable: Applicant is not proposing any building with the proposal.
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: The proposed site improvements comply with the Code. Although the Code does not specifically mention residential landscaping, the proposed buffer spaces align with Dublin Road's established character.

Recommendations

Planning Recommendation: Approval of the Minor Project Review with one condition:

- 1) Applicant to provide sidewalk material details prior to amending the building permit application with Building Standards.