

## PLANNING REPORT

# Architectural Review Board

Wednesday, November 20, 2024

## 112 S. Riverview Street 24-081MPR

<https://dublinohiousa.gov/arb/24-081>

### Case Summary

Address	112 S. Riverview St, Dublin, OH 43017
Proposal	Proposal for modifications to a previously-approved home on a vacant lot in Historic Dublin.
Request	Review and approval of a Minor Project Review (MPR) 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 Waivers</u> <u>Approval of MPR with condition.</u>
Next Steps	Upon approval of the MPR from the Architectural Review Board (ARB), the applicant may file for Building Permits through Building Standards.
Applicant	Mandy Dyas, Epic Group Ohio
Case Manager	Rati Singh, Assoc. AIA, Planner I 614.410.4533 <a href="mailto:rsingh@dublin.oh.us">rsingh@dublin.oh.us</a>

### Community Planning and Development



5200 Emerald Parkway  
Dublin, Ohio 43017



614.410.4600  
[dublinohiousa.gov](http://dublinohiousa.gov)

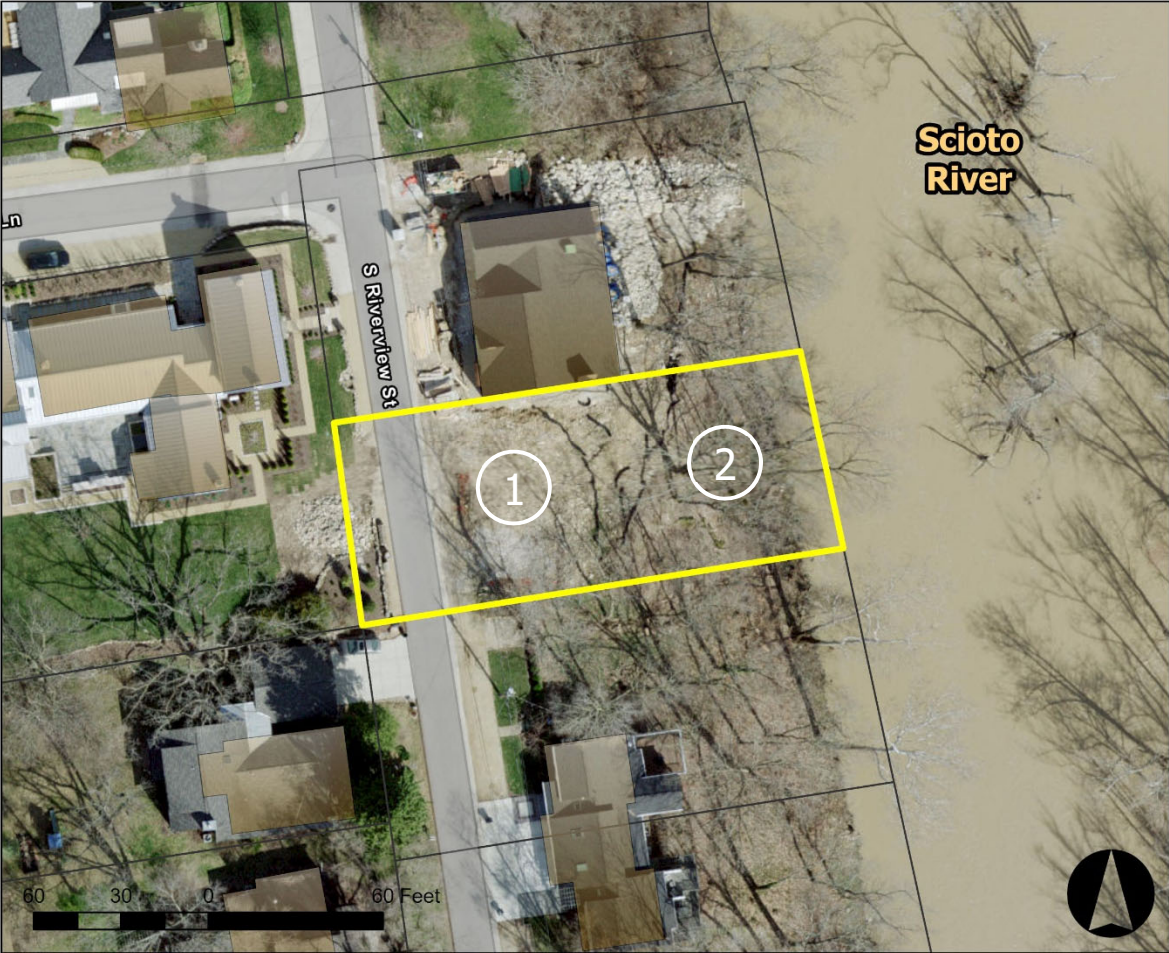
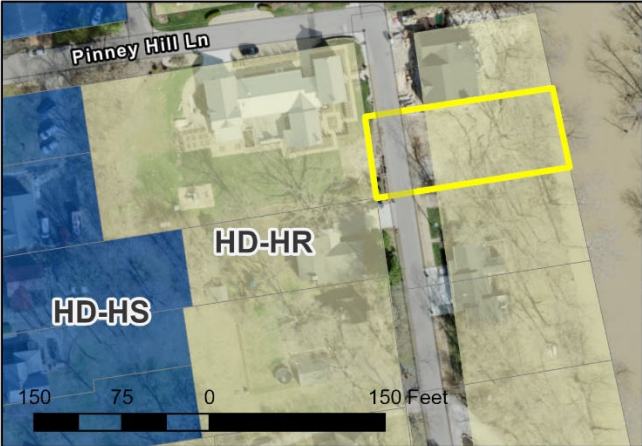
Sustainable | Connected | Resilient

**Site Location Map**

**24-081MPR | 112 S. Riverview Street**



- Site Features**
- 1 Proposed House
  - 2 Existing Flood Plain



# 1. Background

## Site Summary

The 0.26-acre site is located approximately 100 feet southeast of the intersection of S. Riverview Street and Pinney Hill 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 0.58-acre site was split into two lots. There is currently ongoing construction at the northern lot.

## Site Characteristics

### *Natural Features*

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.

### *Utilities*

The site is served by public utilities, including sanitary and water. Electric and gas are also provided on site.

## Development History

### *August 2024*

ARB expressed concerns with the proposed changes to the previously approved MPR and tabled the application.

### *July 2023*

After multiple Board hearings, MPR for single-family residential home approved with conditions. The current request also addresses the conditions of approval. Listed below are the conditions of approval, and italics show the applicant's response:

- 1) The lot coverage shall be revised from 25.36% to 25% in order to meet Code, at building permit. Area calculations shall be provided to ensure that the data is correct. *Applicant has revised the design appropriately. The design changes are explained herein.*  
*Note that reference to lot coverage was in error: proper wording is building footprint at 25%. Current lot coverage is 27.87%, which meets the Code.*
- 2) The elevations shall be revised to show correct height of window sills, if applicable, at building permit. *Met; see herein*
- 3) The elevations shall be revised to show the north stone foundation to reflect the internal floor level, as indicated herein with the dashed red line, at building permit. *Met; see herein.*
- 4) The window muntins shall be revised to a simulated divided light with spacer bars, at building permit. *Met; see herein.*
- 5) The applicant shall work with staff to choose appropriate light fixtures for the rear of the house, prior to building permit, subject to staff approval. *Met; see herein.*
- 6) The applicant shall provide utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit. *Applicant will continue to work with Engineering, at building permit.*

### *June 2023*

ARB expressed concerns, specifically with the elevations and the organization of windows, and recommended design changes to ensure that Guidelines were met. Board recommended uniform window sizes and roof gables and tabled the case.

### *January 2023 & October 2022*

Two Informal Reviews, with concerns for conceptual character, massing, and scale.

### *May 2021*

ARB approved demolition of a two-family home at 110-112 S. Riverview Street and approved MPR for new single-family home at 110 S. Riverview Street.

## **2. Zoning Code**

### **Historic District – Historic Residential District**

Per the Historic District Code, the intent of the Historic Residential 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 the traditional residential character of the district. The Code identifies development standards, including maximum building size, lot coverage, and setbacks. All sites within Historic Dublin require the review and approval of the ARB to make modifications.

### **Historic Design Guidelines**

The Code is supplemented by the *Historic Design Guidelines*, which provide the Board additional direction regarding new construction (Chapter 5). The Guidelines provide recommendations regarding the overall character of new construction including location, mass/scale, materials, and rooflines. The Guidelines recommend that new structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of, and complements, existing setbacks, mass and scale, roof shape, height and materials of surrounding properties.

### **Process**

A MPR, Code Section 153.176 (I)(1), within the Historic District, is an efficient single-step process for smaller projects that do not have significant community effects.

### **Code Requirements**

#### *Site Layout, Setbacks, and Lot Coverage*

The Historic Residential District allows properties along S. Riverview Street (east) to have a front yard setback of 0 feet, minimum side yard setbacks are 3 feet on one side, with a minimum total of 12 feet for both side yard setbacks. The maximum permitted lot coverage in the HD-HR zoning district is 45 percent, and the Code limits maximum building coverage to 25 percent.

#### *Windows*

Per Code Section 153.174 (D), the windows shall be wood, metal clad wood or vinyl clad wood. The windows shall have architecturally appropriate lintels and projecting sills, and windows shall have proportions with architecturally or historically appropriate window divisions. Per the *Historic Design Guidelines*, the patterns and placement of window and door openings should be proportional to the building façade and reflect the patterns of other buildings in the District.



### *Lighting*

Code exempts single-family dwellings from lighting standards; however, light fixtures are reviewed for appropriateness of design and scale. The Guidelines recommend that light fixtures be scaled appropriately based on the use and character of the surrounding building and should be simple in design with soft, warm lighting.

## **3. Project**

The applicant is proposing changes to the previously approved MPR application and requesting the addition of a staircase from the basement level to provide access to the rear of the site.

### **Building Footprint**

Per the MPR conditions of approval at the July 2023 ARB meeting, the applicant has satisfactorily revised the building footprint to 24.8%, through the following design changes:

- Reduced the depth of garage
- Reduced basement level and first floor level deck sizes

### **Site Plan**

The applicant is requesting to reverse the side yard setbacks and is now proposing an 8-foot setback on the north side and a 4-foot, 6-inch setback on the south side to create a significant distance between the two properties. Staff is supportive of the request as the total setback remains unchanged.

### **Scale Mass and Height**

#### *Front (West) Elevation*

The applicant requests to change the previously-approved front door with sidelights to a single front door with transom light, Hardie board panels, and a light fixture on either side. The request is in line with the existing character within the Historic District, and staff supports the proposed change. The applicant is not proposing any additional changes to this façade.



*Previously Approved Elevation*



*Proposed Elevation*

#### *Rear (East) Elevation*

The applicant has reduced the width of the north and south decks to meet the building footprint requirement. The applicant also proposes window/door size changes at all levels of the rear elevation. The proposed changes are due to reduced deck sizes, to allow for access from the basement and to accommodate internal layout changes. The request is in line with the previously-approved application and does not impact the overall window arrangement. Staff is supportive of the proposed changes.



*Previously Approved Elevation*

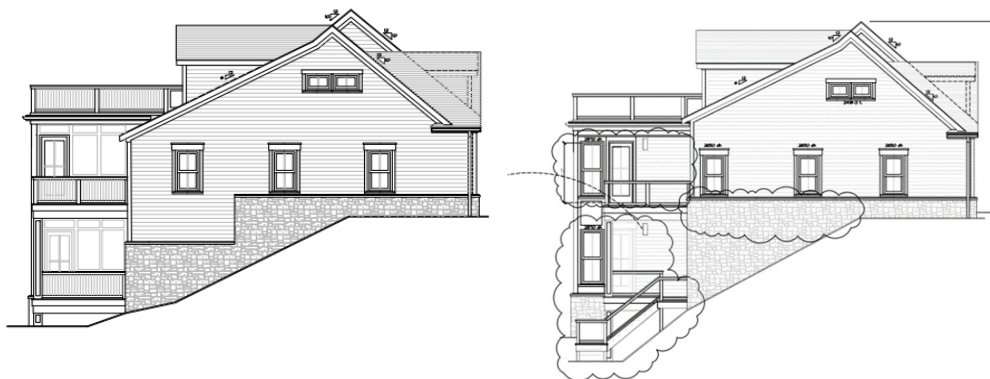
*Proposed Elevation*

The applicant is now proposing a similar window opening arrangement on the south deck of both the floors, replacing the previously-approved door and window arrangement to better suit internal layout changes. At the middle bay, the applicant has made internal changes to the layout and proposes an inoperable window in the center (highlighted in blue). On the north deck, at the far right on the basement level, the proposal includes an additional door to allow access from the unfinished basement area. The basement layout was not presented in the previous approval. Staff is supportive of the proposed changes.

The applicant is now proposing a basement height of 12 feet instead of the previously-approved 11 feet, 1 inch. At the previous MPR approval, a Waiver was granted for the total rear height. The proposed basement height does not impact the overall height, as the applicant has used the existing grade change to accommodate the height. Staff is comfortable with this request, and a Waiver is not needed.

*Left Side (North) Elevation*

To meet a previous condition of approval, the applicant has extended the stone foundation, as marked below. Additionally, the applicant is requesting to add a staircase from the basement level to provide access to the rear of the site, as shown below. Staff is supportive of the staircase addition. The applicant also proposing to add a door to allow access to the deck and accommodate internal layout changes. Staff is supportive of the proposed changes.



*Previously Approved Elevation*

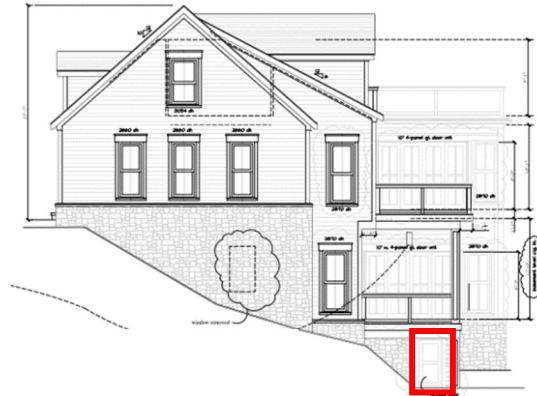
*Proposed Elevation*

### *Right Side (South) Elevation*

The applicant proposes to modify the sizes of the previously-approved deck to meet the building footprint requirement and condition. The applicant also proposes removing the lower level window as shown below due to construction limitations, and staff is supportive of the request. Instead of previously-approved doors and windows opening at the deck, the applicant now proposes four-panel bi-parting sliders on both the floors. Staff is comfortable with these requests. Staff supports the bi-parting sliders in this location due to limited public visibility and the close match with the amount of windows on the approved elevation.



*Previously Approved Elevation*



*Proposed Elevation*

The applicant also proposes to add an access door (highlighted in red above) to the unfinished basement area. Engineering has concerns with the door and the applicant is required to address the comments at Building Permit. This is included as a condition of approval.

### **Lighting**

The applicant proposes using 8-inch by 18-inch Forestdale Outdoor Coach Lights with clear seeded glass, and a black frame, on either side of the front door and at four locations at the rear. Staff is supportive of the lantern design, finish, and appropriateness. For the garage door, the applicant is proposing to use two Allenbury Outdoor Wall Lights in textured black, which staff also supports.

### **Engineering**

Engineering has concerns with utilities and will require additional information. Applicant must address these requirements at the Building Permit, per the recommended condition.

### **Materials**

The applicant is requesting to change the previously-approved Tamko Heritage asphalt shingles to CertainTeed Landmark Shingles in a Weathered Wood color. The requested change is the applicant's personal choice and is a permitted roof material. Staff is supportive of the request.

The applicant requests to change the front door from ThermaTru double-front door to ThermaTru Classic Craft Fir-Grain Fiberglass Door with simulated divided lite glass, painted in SW 6990 Caviar. The Board has previously approved fiberglass doors in the district for Background buildings. Applicant is also proposing Fir-Grain Fiberglass door in SW 7042 Shoji White at the lower level, north deck. Staff supports the necessary Waiver, included herein.

All the other doors on the rear façade and left façade are proposed to be Sierra Pacific Aluminum Clad wood doors with simulated divided lite muntins. A sample was provided at the September ARB meeting.

All the 4-panel bi-parting sliding doors and the French doors (center section, second floor) are proposed to be Sierra Pacific aluminum-clad wood doors with simulated divided light muntins. The Sierra Pacific Westchester double-hung, wood-clad windows will be SW7042 Shoji White. July 2023's condition of approval for simulated divided light muntins is met with this product.

The proposed staircase will be TimberTech in a Sandy Birch color to match the previously-approved railing. A Waiver was approved for the use of the railing, and since this is an expansion of that approval, a Waiver is required for the staircase. Staff is supportive of the Waiver.

The proposed Hardie board panels on the front elevation is to be in Shoji White color to match the approved trim color SW7042.

## 4. Case Review

### Waiver Review

**Code Section:** 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 fiberglass doors (at front and rear)

### 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>Criterion Not Met:</b> This is a personal selection of the applicant to reduce maintenance and increase longevity.</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 Board has previously approved fiberglass doors on Background buildings to avoid deferred maintenance and increase longevity. The proposed doors were used on other projects within the vicinity.</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 style of the doors is appropriate and meet the intent and spirit of the Code and Guidelines.</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 request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.</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 product is high-quality, will avoid deferred maintenance, and increase longevity.</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 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><b>Not Applicable:</b> The use will not change with this Waiver request.</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> The Waiver is neither a numeric nor a dimensional request.</p>                           |
| <p>9. In the event of Waivers from determinations of Landmark or Background status, the provisions in Section 153.175(J)(c) shall also apply.</p>  | <p><b>Not Applicable:</b> The request does not affect the Background status of the building.</p>                   |

**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 :** TimberTech staircase

Criteria	Review
<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>Criterion Not Met:</b> This is a personal selection of the applicant.</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> 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.</p>
<p>3. The Waiver, if approved, will generally meet the spirit and intent of the</p>	<p><b>Criterion Met:</b> The Waiver meets the spirit and intent of the Community Plan and</p>

Community Plan, *Historic Design Guidelines*, other adopted City plans and policies, and all applicable requirements in §§153.170 through 153.178.

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

**Criterion Not Met:** The request is being made for convenience; however, staff supports materials that maintain a high-quality appearance.

**Criterion Met:** TimberTech is a high-quality material. Deferred maintenance can be avoided with more durable materials, such as proposed.

**Criterion Met:** The Code is appropriate, and provides the opportunity to seek such Waivers.

**Not Applicable:** The use will not change with this Waiver.

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

**Not Applicable:** The request does not affect Background status of the building.

### Minor Project Review

#### Criteria

#### Review

1. The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, *Historic Design Guidelines*, and adopted plans, policies, and regulations.
2. In cases where a MP is proposed within or as a part of an approved PDP or FDP, the

**Criterion Met with Waiver and Condition:** The application is consistent with Community Plan, *Historic Design Guidelines*, and all City adopted plans, policies, and regulation when combined with the Waiver and the condition of approval.

**Not Applicable:** The project is not within or part of an approved PDP or FDP.

MP shall be consistent with such approved PDP or FDP.

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| 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.                                       | <b>Criterion Met with Waiver and Condition:</b> With the Waiver and condition of approval, the proposal is consistent with the record established by the Board when combined.  |
| 4. The proposed land uses meet all applicable requirements and use specific standards of 153.172 Uses.   | <b>Not Applicable:</b> The land use will not change with the proposed request.   |
| 5. The proposed development is consistent with the <i>Historic Design Guidelines</i> .   | <b>Criterion Met with Waiver and Condition:</b> With the condition of approval and subsequent design changes, the development responds to <i>Historic Design Guidelines</i> , including previous conditions of approval. |
| 6. The proposed MP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.  | <b>Criterion Met with Waiver and Condition:</b> The proposed changes, when combined with previously-approved design changes, respond to the context and the scale of the immediate surrounding area.                     |
| 7. The proposed buildings are appropriately sited and conform to the requirements of 153.173 Site Development Standards and the <i>Historic Design Guidelines</i> .  | <b>Criterion Met:</b> The building is appropriately sited and meets the setbacks and lot coverage.   |
| 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 <i>Historic Design Guidelines</i> . | <b>Not Applicable:</b> These elements are not required for a single family residential project.  |

## Recommendations

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

- 1) Use of TimberTech stairs.
- 2) Use of Fiberglass doors.

## Planning Recommendations

Approval of the Minor Project Review with the following condition:

- 1) The applicant shall provide basement access door details and utility plans detailing the scope of work to be reviewed, approved, and inspected by Engineering, at building permit.