

PLANNING REPORT

Architectural Review Board

Wednesday, September 24, 2025

Laird Residence Revisions 25-083MPR

www.dublinohiousa.gov/arb/25-083

Case Summary

Location	190 S. Riverview Street
Proposal	Modifications to a previously-approved new residence on a combined .50-acre site in the Historic District.
Request	Review and approval for Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176.
Zoning	HD-HR, Historic Residential District
Planning Recommendations	<u>Approval of MPR with Conditions</u>
Next Steps	Upon approval of the Minor Project Review, the applicant may combine the lots and apply for building permits through Building Standards.
Applicant	Taylor Sommer, His and Hers Architects
Case Manager	Sarah Tresouthick Holt, AICP, ASLA, Senior Planner (614) 410-4662 sholt@dublin.oh.us

Community Planning and Development



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Site Location Map

25-083MPR - Laird Residence



Site Features

- 1 Approx. 1% annual chance floodplain



Request

The applicant seeks approval of revisions for a previously-approved new home on a to-be-combined lot on S. Riverview Street. The applicant's goals are stated as:

- The applicant has purchased, and will combine, the neighboring lot (Fischel Residence, Case 25-033) and seeks subsequent modifications
 - Move the garage to the side, add lighting
 - Make the garage mass stand out slightly from the main mass on the south side, with minor changes in material
 - Enlarge the front entry porch and add columns
- Waivers were previously approved for rear height, shed roof pitches, and use of Trex decking
 - Applicant seeks to use Trex decking as a landing from the lower porch south side; Staff has determined that the previous Waiver covers the request due to adjacent location and similar use



Site Plan on combined lot

Process

This project comes to the Board because revisions to previously-approved projects require approval of a MPR and the scope is beyond that permitted administratively. The Community Plan, Code Section 153.176(I)(1), and *Historic Design Guidelines* (Sections 4 and 5) apply.

Site Summary

The .50-acre site will be combined with the lot to the south. The site is located on S. Riverview Street, approximately 130' north of Short Street and is adjacent to the Scioto River. It is heavily treed and slopes dramatically down to the river. With the larger lot, four trees need to be

removed, where previously it was five. Large Chinkapin Oaks and an American Linden will remain. The site contains significant floodplain, similar to other lots on the east side of S. Riverview. Currently, no pedestrian or bike facilities are located on S. Riverview Street.

Case History

January 2025 (Case 24-161)

Informal before the ARB. Board supportive of overall design.

May 2025 (Case 25-025)

Approval of MPR and Waivers for single-family residence. Waivers for rear building height, roof pitch, and Trex decking remain in effect. Condition of approval required staff approval of proposed shutters: these, plus hardware, are included herein.

3. Zoning Code and Guidelines

Historic District – Historic Residential District (HD-HR)

The intent of the Historic Residential District per 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”.

Historic Design Guidelines

Guidelines Section 5 recommends that new construction take cues from historic buildings to maintain continuity and compatibility. Design, form, mass, height, scale, and lot coverage should all be similar to the Landmark properties.

4. Project

Site Layout

The proposed site layout shows the house close to S. Riverview Street to avoid the slope and floodplain, as permitted by Code. A side-loaded garage and driveway are now shown on the south side, along with the necessary 90-degree driveway. Staff appreciates side-loaded garages, as they minimize the appearance of garages and driveways along the street.

Setbacks and Lot Coverage

Code Table 153.173A governs permissible lot coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. For Historic Residential, the table allows up to 45 percent lot coverage; 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 21,525 square feet. The average lot depth is 142' 4". The lot combination will be processed administratively.

Setbacks	Permitted by Code	Shown	Waiver Required
Front	0'	7'6"	no
Side	3' min, total 12'	25' and 52' 3.5"	no
Rear	29' 3"	>29' 3"	no

Lot Coverage/ Footprint/ Height	Permitted by Code	Shown	Waiver Required
<i>Lot Coverage</i>	9,686 SF (45%)	5,693 SF (26.4%)	no
<i>Building Footprint</i>	5,381 SF (25%)	2,896 SF (13.4%)	no
<i>Height</i>	24'	21' at front 40' at rear	no Previously granted, unchanged

Building Massing and Scale

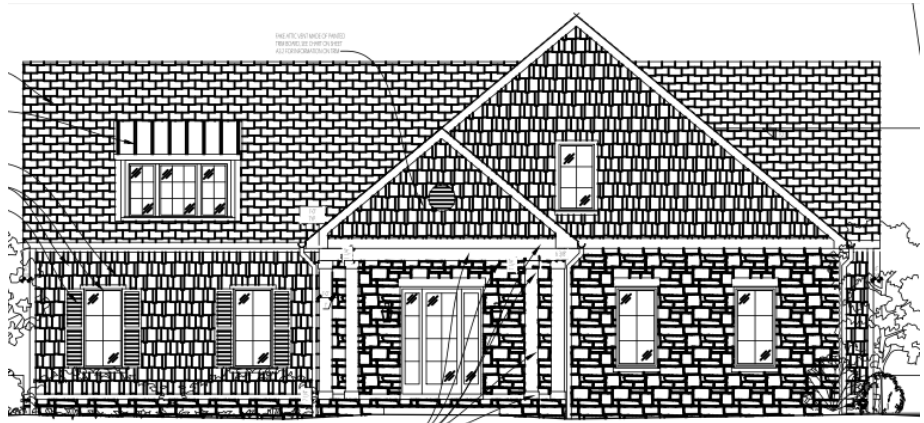
The massing and scale is much as approved in May. Differences will be noted with discussion of each elevation.

Architecture

West Elevation/S.

Riverview

The front elevation now shows a farther-protruding front porch, which emphasizes the principal entrance of the building, as noted in Code 153.174(C)(1). Additional columns were added to provide better proportions between height and span; staff concurs. With the garage access moving to the side, the right side of this elevation now shows two vertical windows. The previously-required shutter details are provided, along with required size and hardware per Code § 153.174(E)(1). No other changes were made: staff is satisfied.



West Elevation

East Elevation/Scioto River

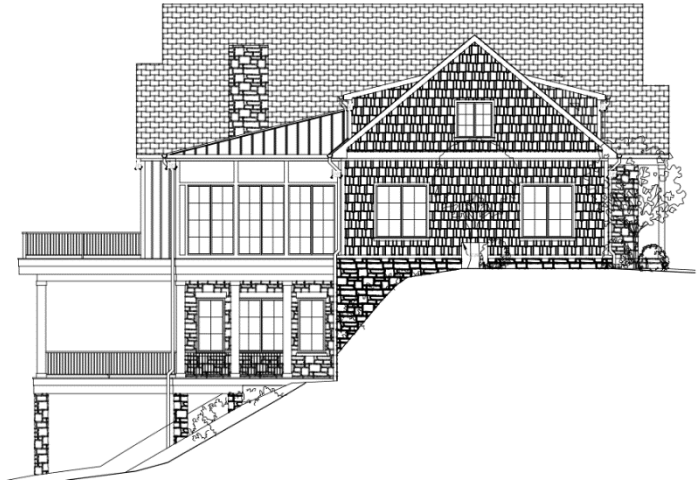
The rear elevation is unchanged; elevation provided for reference.



East Elevation

North Elevation

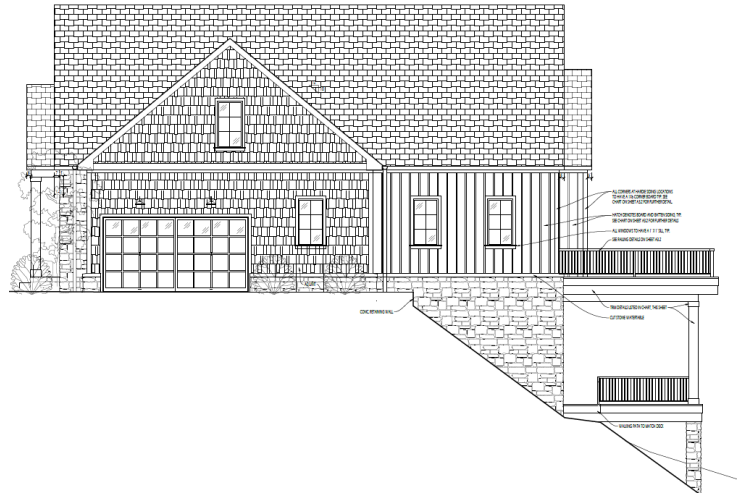
The north elevation is unchanged; elevation provided for reference.



North Elevation

South Elevation

The south elevation now shows the side-entry garage. The garage gable is brought forward slightly, and materials are slightly modified: what was previously all stone now has a stone water table and shake shingles. The garage door has narrowed from 18' wide to 16', and light fixtures are added above the door. A single window to the right of the garage door balances this gable. The rest of the previously-approved fenestration remains.



South Elevation

A more at-grade access is shown from the lower deck to the garden area. This accommodates the grades at the house's new location on the lot. All other details remain the same; staff has no concerns.

Materials and Colors

The proposed materials and colors remain the same as previously approved. They are listed here to create a complete project record.

Roofs

- Main roof: Certainteed Landmark asphalt shingles in Weathered Wood.
- Sunroom and shed roofs: Coated Metals Group standing seam in Iron Ore ultra-low gloss.

Siding and Trim

Hardie Plank materials for all: shake with straight edge; smooth board and batten, battens 12" on center; smooth trim; smooth paneling above sun room doors. No Waivers required.

Foundation, 1st Floor, Chimney

Halquist Dimensional stone in Beaver Creek Ledge.

Doors

- Entry door and Sidelights: Marvin Ultimate French style, Ebony aluminum-clad wood, with simulated divided lights with spacers.
- Garage door: Clopay Classic Wood, two-car door with windows and hardware.

Windows

Marvin Ultimate casements, sliders, transoms, and round; Ebony aluminum-clad wood, with simulated divided lights with spacers.

Decking

Trex Enhance in Honey Grove, Waiver previously approved and will serve the proposed deck extension, south elevation.

Railings and Columns

- Hardie wrapped columns
- Wood for railings, see details on Sheet A3.2.

Other Materials

- Headers and sills within masonry, and masonry water table cap: Indiana Limestone.
- Hardie Board trim for round faux gable vents.
- Chimney cap, gutters, and downspouts, all black metal.
- Concrete patio at the front entry.
- Gutters and downspouts, 6" half round, 4" round downspouts
- Driveway, concrete with stamped concrete edge
- Shutter hardware: Rhinebeck iron dogs, black; Ekina Millwork SteelTek hinges, black
- Lighting: Visual Comfort Extra Large One-Light Lantern, black
Visual Comfort Large One-Light Wall Lantern, black

Paint

- Board and Batten, Trim: Alabaster, SW7008
- Shake: Oyster Bay, SW6206
- Shutters: Alabaster
- Panels: Alabaster
- Columns: Alabaster
- Deck Railings: Alabaster
- Garage Door: Alabaster
- Gutters and downspouts: Iron Ore SW7069, ultra low gloss

Floodplain

Staff notes\ that a special flood hazard area permit will be required during the building permit process to account for any landscaping shown within the 1% annual chance floodplain. No further action is needed at this time.

Utilities

Staff notes that at building permit, a grinder pump for the entire house will be required for sewer service. The discharge pipe will need to exit the foundation at, or above, elevation 794.5. Additionally, the building permit site and grading plan shall show the location of the sanitary sewer and water line connections. Notes are shown on the plan to this effect. No further action is required until building permit.

Lot Line Vacation

Prior to building permit, the applicant will need to complete the lot line vacation.

3. Plan Review

Minor Project Review	
Criteria	Review
a) The MPR is consistent with the Community Plan, the applicable Zoning Code requirements, <i>Historic Design Guidelines</i> , and adopted plans, policies, and regulations.	Criterion Met: The house design shows minimal changes from initial approval, and the addition of a side-loaded garage, plus emphasis on the front porch, increases consistency with the Code and Guidelines.
b) In cases where a MPR is proposed within or as part of an approved PDP or FDP, the MPR shall be consistent with such approved PDP or FDP.	Not Applicable: There are no associated PDPs or FDPs.
c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation.	Criterion Met: The application will be consistent with the record established by the Board once the necessary lot vacation is recorded.
d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.	Criterion Met: The project will be single-family residential, which is permitted by the Code. No specific use standards apply.
e) The proposed development is consistent with the <i>Historic Design Guidelines</i> .	Criterion Met: The project meets the Guidelines especially with the garage relocation and the front porch emphasis.

- f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.
- g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.
- h) The proposed site improvements, landscaping, screening, signs, and buffering shall meeting all applicable requirements of the Code and respond to the standards of the *Historic Design Guidelines*.

Criterion Met: The new house will be consistent with the surrounding context, character, and scale of the neighborhood.

Criterion Met: The building siting is appropriate, and keeps the original lot as historically platted, exceeding modern-day minimum lot size requirements. With the previously-approved Waivers, all standards are met.

Not Applicable: The Code does not require review of landscaping for residential projects, unless hardscape is greater than three feet tall. No evidence is provided of such a feature.

Recommendations

Planning Recommendation: Approval of MPR.