

PLANNING REPORT

Architectural Review Board

Wednesday, June 24, 2026

Sharpin Residence 26-034MPR

www.dublinohiousa.gov/arb/26-034

Case Summary

Location	134 S. Riverview Street
Proposal	Single-story addition to an existing residence on .33-acre site.
Request	Review and approval for Waivers and Minor Project Review (MPR) under the provisions of Zoning Code Section 153.176.
Zoning	HD-HR, Historic Residential District
Planning Recommendations	<u>Approval of Waivers</u> <u>Approval of MPR with Conditions</u>
Next Steps	Upon approval of the Minor Project Review and Waivers, the applicant may apply for building permits through Building Standards.
Applicant	Leah White, Kitchen Kraft
Case Manager	Donavan Trimble, Planning Assistant (614) 410-4675 dtrimble@dublin.oh.us

Community Planning and Development



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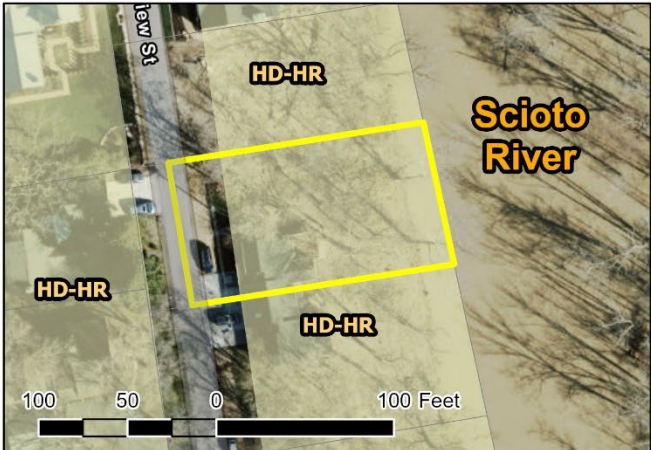
Site Location Map

26-034ARB-MPR - Sharpin Residence



Site Features

① Location of Addition



1. Request and Process

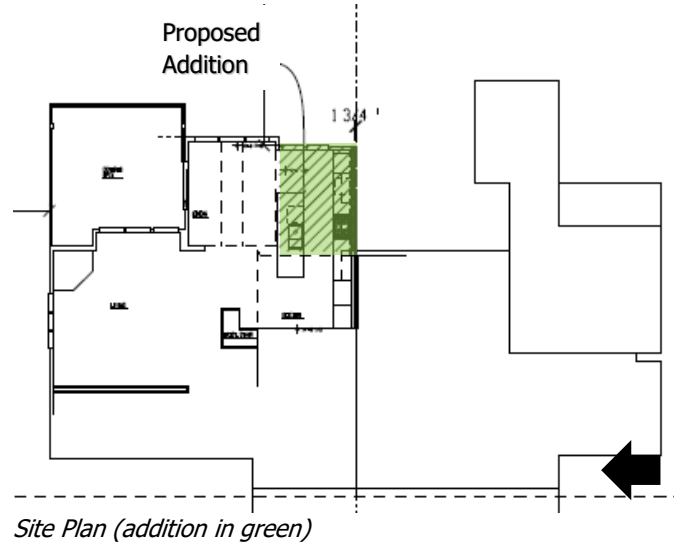
Request

The applicant seeks approval for construction of an addition to an existing attached single-family residence, designated as Background, on S. Riverview Street. The applicant's goals are stated as:

- Construction of a 140 sq ft single story addition off the rear of a 2-story duplex
- Waivers are necessary for the side yard setback, 1:12 shed roof pitch, the roofing material, and the window material.

Process

This project comes to the Board because additions to single-family homes require approval of an MPR. The Community Plan, Code Section 153.176(I)(1), and *Historic Design Guidelines* (Sections 4 and 5) apply.



2. Background

Site Summary

The .33-acre site is located on S. Riverview Street, approximately 200 feet South of Pinney Hill Lane and is adjacent to the Scioto River. It is heavily treed and slopes dramatically down to the river. The site contains significant floodplain, similar to other lots on the east side of S. Riverview.

Case History

December 2024

Administrative approval for roof to existing deck. The roof pitch on the AA indicated a pitch of greater than the 3:1 required by Code, especially when combined with the note to use shingles. Based on these submitted drawings, the roof pitch is much shallower than represented in 2024, and the material was installed as a membrane. Each requires a Waiver, retroactively provided, herein.

May 2013 (Case 13-042)

Approval of MPR to allow for deck replacement, pergola, and front porch with conditions.

November 2011 (Case 11-064)

Approval of MPR to allow for remodel and addition to an existing residence.

October 2003 (Case 03-117)

Approval of MPR to allow for replacement with vinyl siding and gutters for an existing aluminum sided residence.

February 2003 (Case 02-115)

Approval of MPR to allow for a two-story deck with screened porch and outdoor patio area.

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 4.0 recommends that new construction takes cues from historic buildings to maintain continuity and compatibility. Design, form, mass, height, scale, and lot coverage should be similar to Landmark properties. Section 5 addresses architectural details/materials.

3. Project

The applicant proposes a 140 SF addition to mimic the home’s scale and height. The addition is designed to visually integrate with the home while maintaining appropriate structural support on the sloped site. Siding materials are to contrast with the existing structure to best meet the Guidelines. The neighboring owner at 136 S. Riverview has expressed support for this project (letter attached).

Setbacks and Lot Coverage

Historic District Code Table 153.173A governs permissible coverage, building footprint sizes, and setbacks for all districts within Historic Dublin. The Historic Residential requirements are summarized in the table below. 134 S. Riverview and 136 S. Riverview are attached single-family homes and currently do not meet the minimum required side yard setback of 3’. The proposed addition will also not meet the minimum required setback, requiring a Waiver, herein. Given that these are homes are attached and were constructed prior to the adoption of the Historic District Code, staff is supportive of the Waiver. Staff has consulted with Building Standards to ensure no Building Code issues would be created. All other requirements are met.

Lot Coverage/ Footprint/ Height	<i>Permitted by Code</i>	<i>Proposed</i>	<i>Waiver Required</i>
<i>Lot Coverage</i>	4,479 SF (45%)	~2,407 SF (24.8%)	No
<i>Building Footprint</i>	2,488 SF (25%)	1,371 SF (14.1%)	No
<i>Height</i>	24’	No Change to current height	No
Setbacks	<i>Permitted by Code</i>	<i>Proposed</i>	<i>Waiver Required</i>
<i>Side</i>	3’ min	0’	Yes
<i>Rear</i>	30’ 10”	>30’ 10”	No

The current site plan and parcel lines do not align with the parcel lines shown on the Franklin County Auditor’s website. The applicant shall provide a legal survey at Building Permit as a recommended condition of approval to address this issue.

Building Addition

The proposed addition extends approximately 11 feet from the rear elevation and incorporates a 12-inch offset from the existing house. Consistent with *Historic Design Guideline 4.12*, the addition is clearly distinguishable from the original structure through the use of this offset and

change in materials, allowing the original form of the residence to remain visually prominent. The addition is located entirely at the rear of the home, preserving the primary and most visible elevations while minimizing its visibility from the public right-of-way.

The addition remains subordinate to the original structure in both height and massing, with the roofline positioned below that of the existing home as encouraged by Guideline Section 4.12(H). The proposed 1:12 roof slope requires a Waiver from §153.174(B)(4)(c), which requires a minimum principal roof slope of 6:12. Staff supports the Waiver as the reduced slope helps mimic the opposite rear porch roof while avoiding an awkward intersection with the existing cross-gable roof form. The resulting roof design creates a cohesive rear elevation while maintaining the addition as a secondary architectural element.

The addition includes one new window measuring approximately 66 inches wide by 46 inches tall. The window is aligned with the adjacent windows within the existing cross gable, reinforcing the established rhythm and organization of windows on the rear elevation. The proposed window proportions and placement are compatible with the existing structure and reflect the guidance of *Historic Design Guideline* 4.12(F), which encourages additions to take design cues from the original building while remaining simplified and subordinate in character.

Materials and Colors

The existing home is clad in vinyl siding with vinyl trim and windows. These materials are not permitted under the current Code; however the Board has previously approved a similar approach at 60 Franklin St. (Background), where an addition's materials were matched to the existing structure for consistency. Staff support this approach again: reference Case 23-032 and the Alternative Materials document. The applicant proposes using:

Roof

- Addition roof: Tubber membrane roofing system, black
- Waiver required, herein

Siding and Trim

- James Hardie Board and Batten siding with smooth finish, Arctic White
- Battens 2 1/2" wide x 3/4" thick, 16" on center
- All trim will match the existing siding in finish and color

Window

- New window: Anderson Fibrex 100 Series casement window in white, Waiver herein
- No muntins shown to match existing, staff concurs: permitted in Code §153.174(D)(4), where windows are meant to be "architecturally appropriate"

Support

- Structural Column: Drawings currently show columns of treated wood only. The applicant has confirmed that the intent is to clad the columns in smooth Hardie Plank, painted Arctic White to match the siding. A condition of approval is recommended that this be clarified prior to submittal for building permits.

Gutters/Downspouts

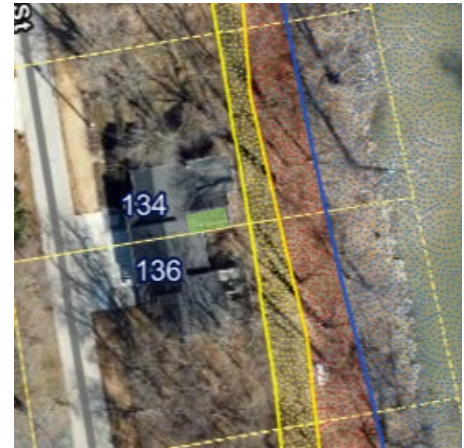
- To match existing Ogee profile and white color

Lighting

- None

Floodplain

The lot contains some floodplain, but the addition stays within the current footprint of the residence and does not encroach that floodplain.



Floodplain (Green box is location of addition)

4. Plan Review

Waiver Review: Minimum Side Yard Setback

Table 153.173B requires a side yard of 3' Minimum with a total of 12".
 Request: to allow for a side yard of 0'.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: The home is an attached single-family that straddles two lots, thus already having a side yard setback of 0'. This is a unique building type condition that is outside the control of the applicant.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: The request is solely based on the home being an attached single-family with existing 0' side setbacks. Granting the Waiver will not affect historic context and district character.
c) 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.	Criterion Met: The Waiver request meets the spirit and intent of the Code, while honoring this unique housing type.
d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.	Criterion Met: Cost and convenience are not factors in this request.

- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

Criterion Met: The materials will not be affected by the granting of this Waiver. The Waiver will ensure that the existing development features of the home are maintained.

Criterion Met: The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

Criterion Met: The proposed Waiver does not alter the existing use of the property.

Criterion Met: The overall house design is appropriate to the lot, and the 0' side yard setback is consistent with the housing type. Therefore, this is the minimum needed to solve the side yard setback.

Not Applicable: The request will not affect the status of the structure: it remains Background.

Waiver Review: Roof Pitch

153.174(B)(4)(c)(3) requires roof pitch for porches, dormers, minor roofs, etc. to be greater than 3:12.

Request: to allow roof pitches of approximately 1:12 for addition's and porch's roof.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstances outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: The request allows each addition to not interfere with the cross-gable roof.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: The building is Background, and the request is for rear-facing roofs. The Waiver will not negatively impact the surrounding area or District.

- c) 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.
- d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.
- e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.
- f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.
- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.
- h) The request is the minimum relief necessary to resolve a practical difficulty.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.

Criterion Met: The Waiver request meets the spirit and intent of the Code and Guidelines by creating a harmonious form on the rear of the structure.

Criterion Met: The request is an appropriate design response, unrelated to cost or convenience.

Criterion Met: The use of this low roof form is an appropriate design response because use of a taller pitch would interfere with the existing cross gable form. This is the best design solution with the least impact.

Criterion Met: The Code permits these requests via the Waiver process, and a Code amendment would not be appropriate.

Criterion Met: The property will remain single-family residential.

Criterion Met: The request is the minimum form to avoid a flat roof.

Not Applicable: The request will not affect the status of the structure: it will remain Background.

Waiver Review: Window Material

Code 153.174(D)(1) requires materials approved by the Board.
 Request: to allow for the use of vinyl windows

Criteria	Review
<p>a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.</p>	<p>Criterion Met: The proposed window material is consistent with the rest of the windows on the home. Introducing another window type would make the home non-cohesive. There is a precedent for this with another Background building in the District.</p>
<p>b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.</p>	<p>Criterion Met: The proposed addition is located at the rear of a Background building and will not impact the character of the neighborhood or District. The use of this material on this particular project allows consistency with the rest of the existing house.</p>
<p>c) 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>Criterion Met: The use of non-traditional materials at the back of a Background structure meets the spirit and intent of the listed plans. The proposed window material matches the current windows already on the home.</p>
<p>d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.</p>	<p>Criterion Met: The applicant’s justification for use of this material is consistency with the rest of the construction, which staff supports.</p>
<p>e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.</p>	<p>Criterion Met: This request allows use of previously-approved materials on this structure, which staff supports.</p>
<p>f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p>	<p>Criterion Met: The Waiver is the proper mechanism for this request, rather than a Code amendment.</p>

- g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district. **Criterion Met:** The use will remain single family residential.
- h) The request is the minimum relief necessary to resolve a practical difficulty. **Not Applicable:** The request is not numeric in nature.
- i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply. **Not Applicable:** This Waiver will not affect the status of the structure.

Waiver Review: Roof Material

Code 153.174(J)(2) requires materials approved by the Board.

Request: to allow for the use of rubber membrane roofing system in two locations.

Criteria	Review
a) The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding resources, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way.	Criterion Met: Given the best design option for pitch previously noted the proposed roof angle does not allow for a shingle or metal roof. The location of the material, coupled with the site's topography, will ensure that the material will not be visible.
b) The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.	Criterion Met: The two roofs are at the rear of the house. The steep site will also minimize visibility.
c) 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.	Criterion Met: The use of non-traditional materials at the rear of a Background structure meets the spirit and intent of the listed plans. A roof of this pitch has limited materials that can be used, and it will not be visible.
d) The Waiver is not being required solely to reduce cost or as a matter of general convenience.	Criterion Met: This is an appropriate choice, given the nature of the request and the desire to match materials already used on the structure.

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| <p>e) The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, materials, and other similar development features than without the Waiver.</p> | <p>Criterion Met: The addition of another material would not be aesthetically pleasing.</p> |
| <p>f) The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter.</p> | <p>Criterion Met: The Waiver is the proper mechanism for this request, rather than a Code amendment.</p> |
| <p>g) The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district.</p> | <p>Criterion Met: The use will remain single family residential.</p> |
| <p>h) The request is the minimum relief necessary to resolve a practical difficulty.</p> | <p>Not Applicable: The request is not numeric in nature.</p> |
| <p>i) In the event of Waivers from determination of Landmark or Background status, the provisions in §153.175(J)(5) shall also apply.</p> | <p>Not Applicable: This Waiver will not affect the status of the structure: it will remain Background.</p> |

Minor Project Review

Criteria	Review
<p>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.</p>	<p>Criterion Met with Waivers and Conditions: This proposed addition is in general conformance with the Guidelines for Background buildings, located to the rear of the structure, and provides architectural consistency when combined with Waivers and conditions.</p>
<p>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.</p>	<p>Not Applicable: There are no associated PDPs or FDPs.</p>
<p>c) The MPR shall be consistent with the record established by the required reviewing body, the associated Staff Report, and the Director’s recommendation.</p>	<p>Criterion Met with Waivers and Conditions: The application will be consistent with the record established by the Board with the Waivers and recommended conditions.</p>

d) The proposed land uses meet all applicable requirements and use specific standards of §153.172, Uses.

Criterion Met: There will be no change in the land use of this property.

e) The proposed development is consistent with the *Historic Design Guidelines*.

Criterion Met with Waivers and Conditions: Most importantly, Guidelines Section 4.12 regarding addition placement, subordinate size, and differentiating materials is met. The project will reasonably meet Guidelines for form and materials while maintaining a consistent architecture with the existing structure.

f) The proposed MPR is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.

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

g) The proposed buildings are appropriately sited and conform to the requirements of §153.173, Site Development Standards, and the *Historic Design Guidelines*.

Criterion Met with Waiver: The building siting is appropriate, and with the setback Waiver, will meet the intent of the Site Development Standards.

h) 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: No site improvements are proposed with this application.

Recommendations

Staff recommends approval of the following Waiver requests:

- Side yard setback
- Roof pitches
- Window Material
- Roof Material

Planning Recommendation: Approval of MPR with Conditions:

- 1) Prior to Building Permit, the applicant shall provide staff with updated plans to show that the supporting columns will be clad in smooth Hardie Plank, painted Arctic White.
- 2) At Building Permit, the applicant shall provide a detailed, accurate site survey identifying the precise location of all lot lines, subject to staff review and approval.