

19-021MPR – 56 FRANKLIN STREET

Site Location

East of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street.

Zoning

Bridge Street District, Historic Residential

Property Owner

Andrew Christensen

Applicable Land Use Regulations

Zoning Code Sections 153.066—153.070, and the *Historic Dublin Design Guidelines*

Request

Request for review and approval for modifications to a previously approved garage.

Staff Recommendation

Planning staff recommends approval of a Minor Project Review with no conditions.

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Case Manager

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Summary

This is a proposal for modifications to the west elevation of a previously approved garage to add a shed dormer, center the garage door, add windows, and relocate a door for a property located within the Historic Residential District.

Zoning Map

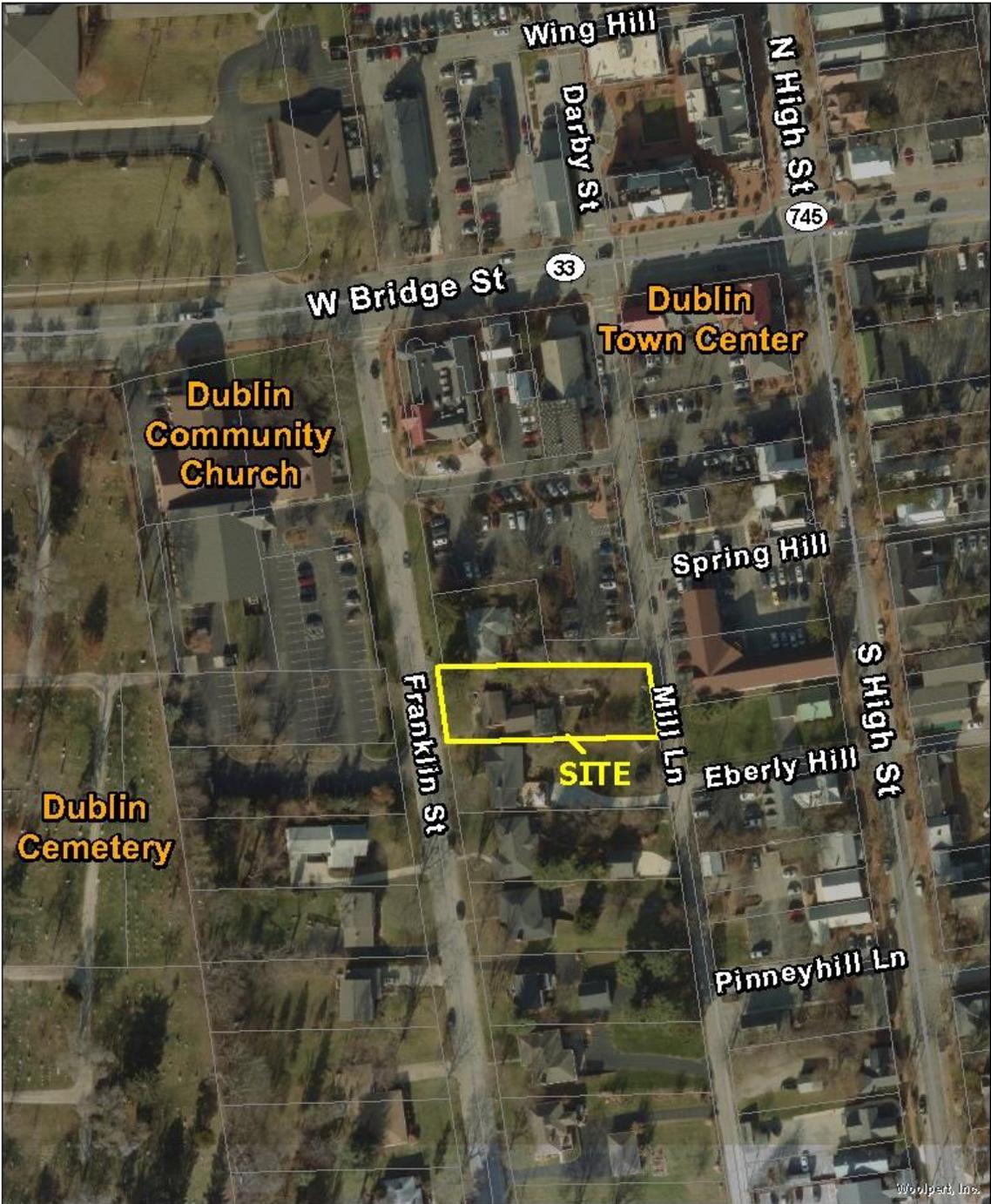


Next Steps

Upon a recommendation by the ART, the application will be forwarded to the ARB for review and approval.

1. Context Map

The site is located east of Franklin Street, approximately 400 feet south of the intersection with West Bridge Street.



 <p>City of Dublin</p>	<p>19-021MPR Minor Project Review Exterior Modification & Site Improvements 56 Franklin Street</p>	<p>0 55 110 Feet</p> 
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2. Overview

A. Background

The site contains a one-and-a-half-story Cape Cod style house built in 1952. The home has an irregular footprint due to two rear additions. The original house is clad in brick, but the façade has been re-clad with a faux stone veneer. The core of the house is rectilinear with a side-gable roof sheathed in asphalt shingles. The site contains a back porch and a pool and small accessory structure behind the principle structure.

On September 26, 2018, the Architectural Review Board (ARB) reviewed and approved exterior modifications to existing house, an attached garage addition, and a detached garage, and associated site improvements. The applicant has since made the improvements to the main residence; although, in finalizing plans for the detached garage has identified additional modifications.

Previously in 1998, the Architectural Review Board (ARB) approved the addition of a 500-square-foot pool with a fence to enclose the perimeter of the rear yard. They also approved new front vinyl replacement windows in addition to the pool and fence. The approval included the conditions that tan framing be used for all windows, existing and new, and that if the applicant chose to construct a patio around the pool, the square footage of the pool and patio together could not exceed 25 percent of the square footage of the existing residence.

B. Site Characteristics

1) Natural Features

The site contains an existing, non-contributing home with a pool near the middle of the lot and trees located in the rear.

2) Historic and Cultural Facilities

The existing structure was constructed in 1952 and is not considered a historic or contributing building.

3) Surrounding Land Use and Development Character

- North: Bridge Street District, Historic Residential (Residential)
- East: Bridge Street District, Historic South (Commercial)
- South: Bridge Street District, Historic Residential (Residential)
- West: Bridge Street District, Public (Parking, Dublin Community Church)

4) Road, Pedestrian and Bike Network

The site has frontage on Franklin Street (± 50 -feet), and Mill Lane (± 50 -feet) with no sidewalks installed on either side.

5) Utilities

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

C. Proposal

1) **Summary**

The applicant is proposing modifications to a previously approved garage, which is not yet constructed. The proposed changes are primarily to the west elevation, which include adding a shed dormer with windows, centering the garage door, adding windows, and relocating a man door. One window is proposed to be added to the north and south elevations per the ARB's previous condition of approval. No changes are being proposed to the alley facing façade.

2) **Shed Dormer**

The applicant is proposing a shed dormer on the western side of the garage. A window is proposed within the dormer. The dormer is being added due to the addition of a bonus room. This addition will not increase the overall height of the structure. The roof material of the dormer will match the previously approved asphalt shingles.

3) **Garage Door**

The applicant is proposing to relocate the garage door on the west elevation from the western portion of the elevation to the center to accommodate the addition of a staircase to the second story.

4) **Windows**

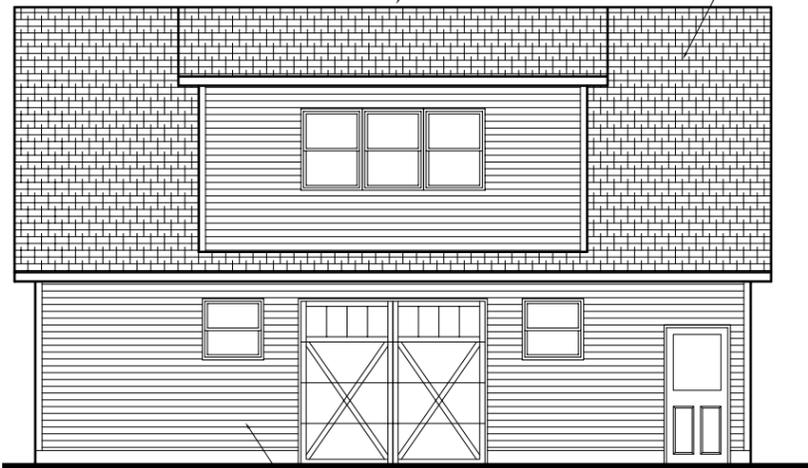
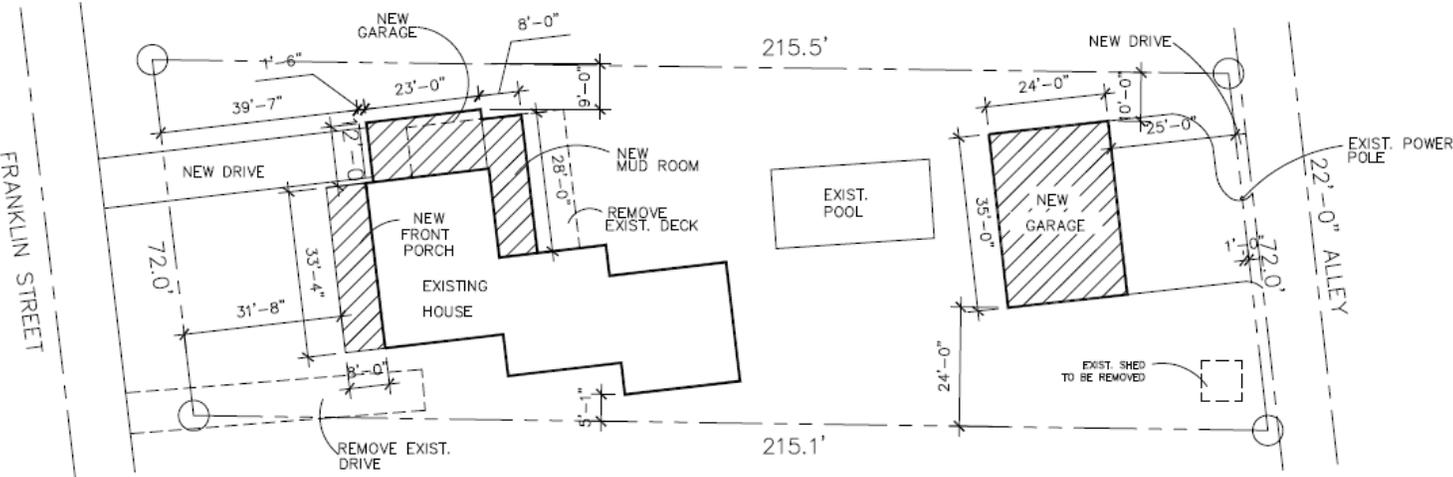
The applicant is proposing to add two new windows on the west façade (in addition to the dormer), as well as two single windows on the north and south facing façades. The windows on the western side of the garage are located on either side of the garage door.

5) **Door Relocation**

The applicant is proposing to relocate a door on the west elevation from center to the southern portion of the façade. This change is to accommodate the addition of a staircase to the second story.

3. Site Plan

The site plan shows proposed modifications to the site and the garage.



4. Criteria Analysis

A. Minor Project Review Criteria [§153.066(F)(3)]

- 1) The site plan review shall be substantially similar to the approved basic site plan.**
Criteria Not Applicable. No basic site plan is associated with this project.
- 2) If a development plan has been approved that includes the property, the application is consistent with the development plan.**
Criteria Not Applicable. No development plan is associated with this project.
- 3) The application meets all applicability requirements of 153.059 and 153.062-153.065, except as may be authorized by administrative departure(s) or waiver(s) pursuant to divisions (H) and (I) of this section, respectively.**

Criteria Met. The proposed exterior modifications meet the necessary code requirements.

- 4) **The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians.**
Criteria Not Applicable. The proposal does not impact circulation.
- 5) **The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community with a commitment to exemplary planning and design.**
Criteria met. The proposed exterior modifications will maintain the established character of the existing house with coordinated design elements including materials and color.
- 6) **The application is consistent with the requirements for types, distribution, and suitability of open space in 153.064 and the site design incorporates natural features and site topography to the maximum extent practicable.**
Criteria Not Applicable. The proposal does not impact open space.
- 7) **The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the city or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services.**
Criteria Met. The proposed modifications do not impede the ability to provide adequate provision of public services.
- 8) **Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off site, and removal of surface waters will not adversely affect neighboring properties.**
Criteria Not Applicable. The proposed additions will not impact stormwater management.
- 9) **If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements.**
Criteria Not applicable. No phases are proposed with this project.
- 10) **The application demonstrates consistency with commonly accepted principles of walkable urbanism as described in 153.057 and 153.058, the five Bridge Street District Vision Principles, community plan, and other related policy documents adopted by the city.**

Criteria Met. The proposal allows this site to be developed consistent with the Community Plan and the Bridge Street District zoning regulations.

B. Board Order Standards of Review [§153.174(B)]

- 1) The character and materials are compatible with the context.**
Criteria Met. The exterior improvements are consistent with the existing building with respect to character and materials.
- 2) Recognition and respect of historical or acquired significance.**
Not Applicable. The building is not a historic structure within the District.
- 3) Compatible with relevant design characteristics.**
Criteria Met. This proposal is compatible and consistent with the existing aesthetic and maintains the character of the surrounding area.
- 4) Appropriate massing and building form.**
Criteria Met. The proposed modifications and additions are appropriate in mass and building form.
- 5) Appropriate color scheme.**
Criteria Met. The exterior modifications are coordinated to match the existing building and consistent with other buildings throughout Historic Dublin.
- 6) Complementary sign design.**
Not Applicable. No signs are proposed as part of this application.
- 7) Appropriate landscape design.**
Not Applicable. No landscaping is proposed.
- 8) Preservation of archaeological resources.**
Not Applicable. No archaeological resources have been identified with this site.

5. ART Recommendation

The proposed Minor Project Review is consistent with the applicable review criteria and the *Historic Dublin Design Guidelines*.

ART is recommending **approval** to the Architectural Review Board with no conditions.