

19-043V – KEELER RESIDENCE

Site Location

5281 Brand Road located southwest of the roundabout at Brand Road and Coffman Road.

Proposal

A Non-Use (Area) Variance to allow an accessory structure that is 21 feet in height where the maximum height permitted is 18 feet. A second Non-Use (Area) Variance is required to allow for a gravel driveway where the permitted materials are asphalt, concrete, brick, concrete pavers, colored and imprinted concrete, or natural stone pavers or flagstone.

Zoning

R-1, Restricted Suburban Residential District

Property Owners

Andrew and Janine Keeler

Applicant/Representative

Andrew and Janine Keeler

Applicable Land Use Regulations

Zoning Code Section 153.231(H)

Staff Recommendation

- A. Approval of a Non-Use (Area) Variance for an accessory structure to exceed the maximum height permitted by Code.
- B. Disapproval of a Non-Use (Area) Variance for a gravel driveway, which is not a permitted material.

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Summary

The application is proposing to increase the maximum permitted height of an accessory structure from 18 feet to 21 feet. The application is also proposing to permit a gravel driveway, which is not a permitted material.

Zoning Map

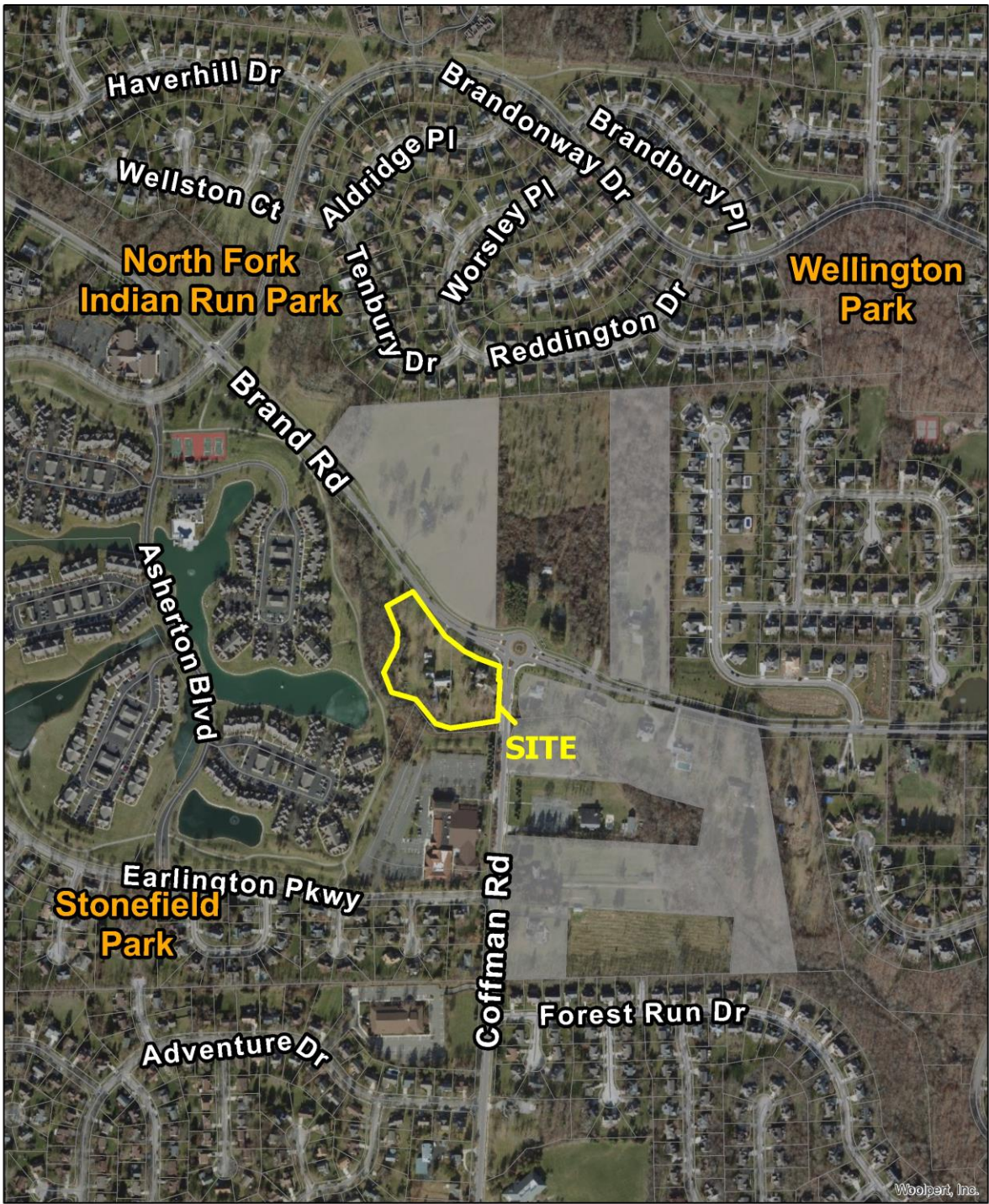


Next Steps

Upon approval from the Board of Zoning Appeals of the Non-Use (Area) Variance, any changes to the site plan or design of the structure, or the use of gravel should it be approved by the BZA, would require approval from ARB as the property is an outlying historic property identified on Appendix G.

1. Context Map

The site is located on the southwest corner of Brand and Coffman Road.



 City of Dublin	19-043V Non-Use (Area) Variance Keeler Residence - Garage Height & Driveway Material 5281 Brand Road	0 250 500 Feet 
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2. Overview

A. Background

The site contains an existing single-family residence that is on the Historic Register. The approximately 4.0-acre historic farmstead contains several detached structures, which were historically used in association with the home including a spring house, smoke house, barns, and a concrete silo. Today, the farmstead is located across two parcels. The east parcel is 1.4-acres in size and contains the residence along with several small outbuildings. The west parcel is 2.6-acres in size and contains larger barns and the silo.

The property is not located within the boundaries of the Historic District but is listed on Appendix G, which subjects all modifications on the site to review and approval by the Architectural Review Board (ARB).

The structure that is the subject of this variance request was approved by the ARB on November 28, 2018 as an attached structure that is permitted to be the same maximum height as a primary structure which is 35 feet. Prior to construction, the applicant determined that attaching the structure would not be feasible due to the significant length of the connecting breezeway, the grade change and the impacts the structure would have on the primary structure in terms of massing. The applicant is requesting to construct the same structure that was approved by the ARB without the connecting breezeway, resulting in a detached structure that is permitted to be a maximum of 18 feet, which it exceeds. The driveway material was not part of the original review by the ARB so if gravel is approved by the BZA the driveway modifications would also require ARB approval.

A. Site Characteristics

1) Natural Features

The site is currently developed with a historic farmstead that contributes to the agricultural history of Washington Township and the City of Dublin. The site is located north and east of the North Fork of the Indian Run Creek. FEMA designated floodplain and floodway is associated with the North Fork of the Indian Run and extends towards the existing dwelling and over the majority of the western parcel. The site generally slopes north to south towards the creek. The carriage house is proposed to be wholly located outside of the floodway, however there is significant grade change due to the creek.

2) Historic and Cultural Facilities

The historic farmstead was built in the mid-1870's by a prominent founder Asher Brand. The property remained in the Brand family until 1910. From approximately, 1910 until 1990 the property remained in the McCammon family as it was passed down from generation to generation. The property is listed on the National Historic Register under the Washington Township Multiple Resource Area designation. Both the home and the farm-buildings are architecturally and agriculturally significant to Dublin. According to the City's third-party historic preservation consultant, "the house is one of the few surviving farmhouses of the period with its farm complex of barns, silo, and outbuildings still intact".

The two-story brick home is characterized by Italianate architecture. The home is American common bond brick construction with a coursed limestone foundation. The

main entry oriented toward Brand Road, is a pair of twelve-light paneled wood doors with matching transom above. The home has nine six-over-six double-hung windows with sandstone sills. A decorative porch, cornice with dentil detail, and hipped standing seam roof solidify the Italianate design of the primary structure. A one-story L-shaped brick addition is located to the rear of the home. The design is typified by a simple Vernacular style and sanding-seam gable roof. The additional out buildings and barns are simple wood-frame construction with Vernacular influence indicative of their time.

3) Surrounding Land Use and Development Character

- North: Washington Township (Residential)
- East: Washington Township (Residential)
- South: PUD, Planned Unit Development District, Earlington-Brandon (Institutional)
- West: PUD, Planned Unit Development District, Earlington-Brandon (Agricultural)

4) Road, Pedestrian and Bike Network

The site has ±500 feet of frontage on Brand Road with a single access point centrally located on the west parcel, and ±250 feet of frontage on Coffman Road with a single access point centrally located on the east parcel. There is a sidewalk associated with the roundabout along the Coffman Road frontage.

5) Utilities

The site is not currently served by public utilities.

B. Proposal

1) Summary

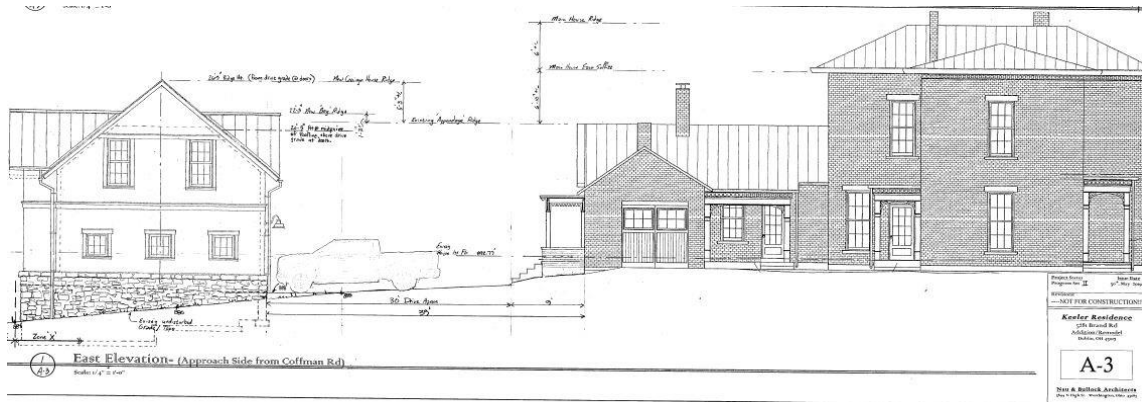
The applicant is requesting a variance that would allow increasing the maximum permitted height of an accessory structure from 18 feet to 21 feet (rounded number of exact measurement of 20 feet and 3 inches) for a detached accessory building on an existing residential property and the use of gravel material for a driveway, which is not a permitted driveway material.

Notation: The Zoning Code regulates the height of a detached structure based on the type of roof that is proposed. For a gable roof, the height is measured from the grade to the mean height level between the eaves and the ridge of the gable.

The applicant is also requesting a variance to allow the existing stamped concrete driveway to be replaced, and extended to access the new detached structure, with gravel. The gravel is proposed to be colored pea gravel such as Lang Stone "Gold Dust" or Lang Stone "Meremac".

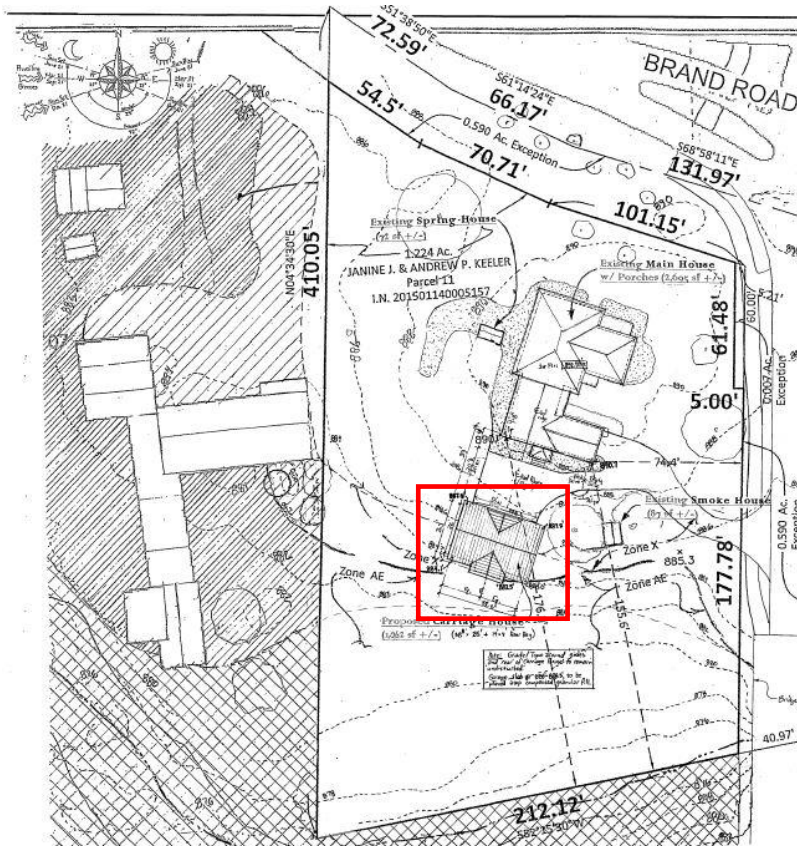
3. Elevation

There is a significant grade change across the site. The accessory structure remains subordinate to the primary structure at a height taller than 18 feet.



4. Site Plan

The site contains an existing single-family buildings and multiple accessory structures. The applicant is proposing a 1 1/2-story, 3-car carriage house immediately south of the residence.



5. Criteria Analysis

Zoning Code Section 153.231(H)(2) allows the Board of Zoning Appeals to approve requests for non-use (area) variances only in cases where the Board finds there is evidence of a practical difficulty present on the property, and that the findings required in Zoning Code Section 153.231(H) have been satisfied.

1) Variance – Garage Height

A. Non-Use (Area) Variance Analysis [153.231(H)(2)]

All three of the following criteria must be met:

1) Special Conditions

Criteria Met. The property does have significant grade change due to the floodplain. The application materials state that the garage slab will be elevated with compacted granular fill and will be located at 888' MSL. The first floor of the house is located at 892' MSL, which is approximately four feet below the house. The house is also taller with more mass than the detached structure. This will ensure that the detached structure is secondary in comparison to the primary structure, which is the bases of most regulations to detached structure. The existing grade change is a compelling special condition for the site.

2) Applicant Action/Inaction

Criteria Met. The existing grade change is an existing feature of the site and is not associated with the action, or inaction of the applicant.

3) No Substantial Adverse Effect

Criteria Met. The detached structure will still be appropriate in scale and not dominant the existing primary structure therefore not creating substantial adverse effects to adjacent properties or property owners. It may be further argued that restricting the detached to 18 feet in height with the existing grade change would result in the detached structure appearing too out of character for the existing home.

B. Non-Use (Area) Variance Analysis [153.231(H)(2)]

At least two of the following four criteria must be met:

1) Special Privileges

Criteria Met. Existing conditions such as changes in contour levels has been the basis of past approvals by the Board of Zoning Appeals and would not confer special privileges to the applicant.

2) Recurrent in Nature

Criteria Met. This request is not recurrent in nature.

3) Delivery of Government Services

Criteria Met. The variance request would not impact governmental services such as emergency services, postal service or trash disposal.

4) Other Method Available

Criteria Met. Requiring the detached structure to meet the required height restriction would result in the structure appearing disproportionate to the existing house and out of scale with the property. Elevating the detached structure with additional fill material would require significant fill in close proximity to the floodplain. Based on the negative impacts of these other methods, Planning has determined that they are not feasible options for the applicant.

2) Variance – Gravel Driveway

A. Non-Use (Area) Variance Analysis [153.231(H)(2)]

All three of the following criteria must be met:

1) Special Conditions

Criteria Not Met. The applicant has stated that the existing driveway is deteriorating and would like to replace with gravel material. There is no conditions associated with the site that would warrant a special condition and therefore the criteria is not met.

2) Applicant Action/Inaction

Criteria Not Met. The applicant is proposing the replacement material as a preferred material choice and therefore any conditions associated with the request is a direct action of the applicant.

3) No Substantial Adverse Effect

Criteria Not Met. Requiring driveways to be constructed of a partial or complete hardscape is to create durability for vehicles and longevity of the driveways lifespan. Using a material that is not permitted by Code would not achieve this objective and would create a driveway that is aesthetically consistent with the surrounding properties. This would equate to an adverse effect and would not meet this criteria.

B. Non-Use (Area) Variance Analysis [153.231(H)(2)]

At least two of the following four criteria must be met:

1) Special Privileges

Criteria Not Met. The only driveways that are permitted to be gravel are non-conforming properties that have annexed from the township with existing gravel driveways. The City of Dublin has been consistent in requiring that if these driveways are repaired or extended, that the area be replaced with a permitted material. Permitting the applicant to use gravel material for a driveway would constitute a special privilege, not granted to others, and therefore does not meet this requirement.

2) Recurrent in Nature

Criteria Met. Contour changes are not a typical characteristic of a suburban lot and therefore is not recurrent in nature.

3) Delivery of Government Services

Criteria Not Met. The driveway is a significantly long driveway and the use of gravel material could cause “ruts” or indents in the gravel material that may hinder or prohibit vehicles from accessing the full lengths of the driveway. This could impede the delivery of governmental services including emergency services.

4) Other Method Available

Criteria Not Met. The Code permits several other types of materials that could provide unique character including stamped concrete or

6. Recommendations

1) Variance – Garage Height

The proposed Non-Use (Area) Variance for a detached structure that exceed the maximum height permitted of 18 feet is consistent with all applicable review criteria.

Approval is recommended for the request to permit a 21-foot-high, detached accessory building.

2) Variance – Gravel Driveway

The proposed Non-Use (Area) Variance for a gravel driveway is not consistent with all applicable review criteria.

Disapproval is recommended for the request to construct a driveway with a material not permitted by Code.