

20-087MPR – SZUTER RESIDENCE

Summary

Proposal for the construction of a ±790-square-foot pool with pool deck, ±324-square-foot pool house, and associated site improvements.

Site Location

East of Franklin Street, ±525 feet south of the intersection with W. Bridge Street.

Zoning

BSD-HR: Bridge Street District Historic Residential.

Property Owner

Alan and Mary Szuter

Applicant/Representative

Alan Szuter, Homeowner

Applicable Land Use Regulations

Zoning Code Section 153.066 and the *Historic Dublin Design Guidelines*.

Case Manager

Chase J. Ridge, AICP Candidate, Planner I
(614) 410-4656
cridge@dublin.oh.us

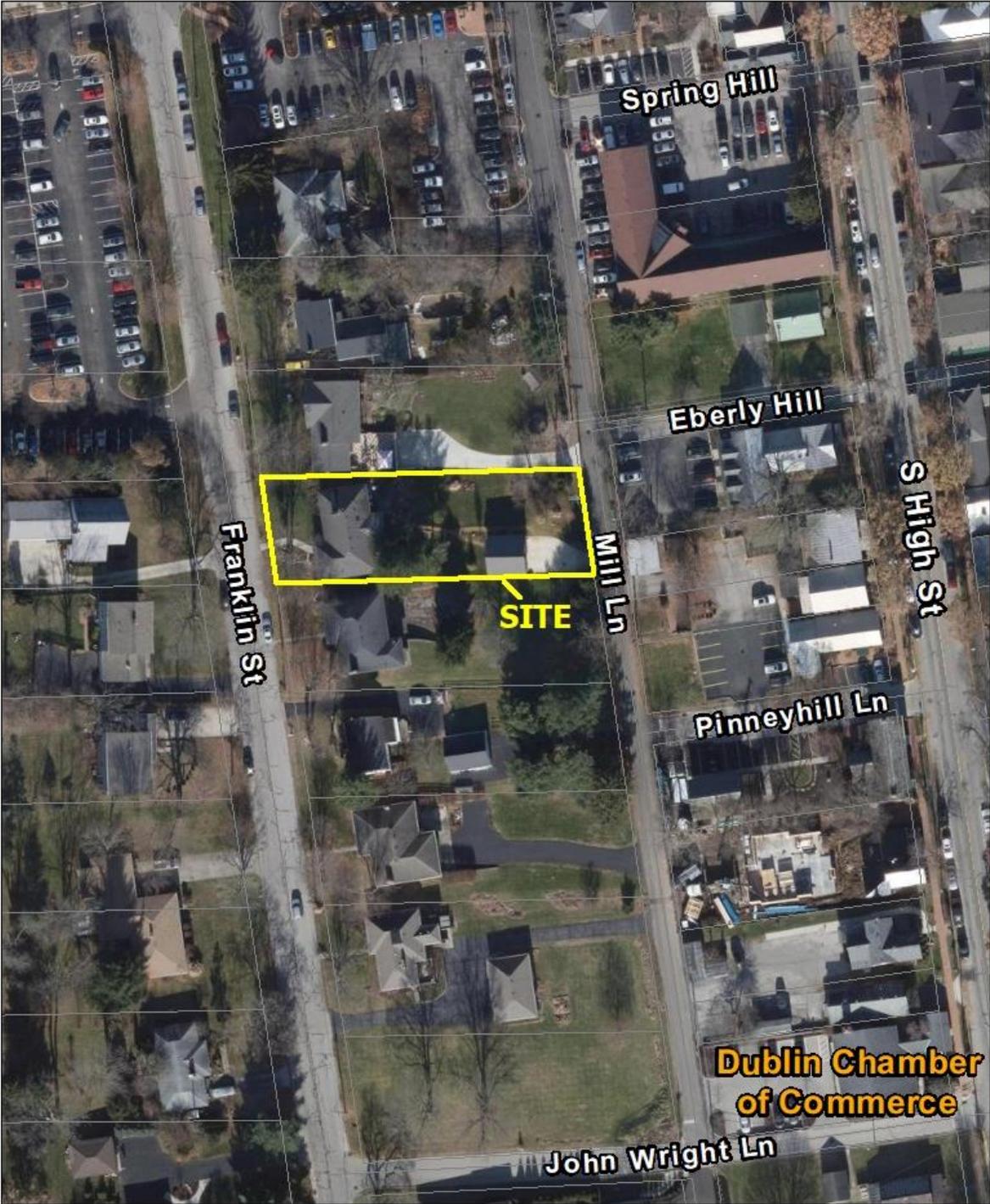
Next Steps

Upon final review and approval of the Architectural Review Board (ARB), the applicant will be eligible to submit for building permits.

Zoning Map



1. Context Map



20-087ARB
Architectural Review Board
Szuter Residence - Pool & Pool House
80 Franklin Street

0 40 80
Feet

A scale bar showing 0, 40, and 80 feet. To the right is a north arrow symbol consisting of a circle with an 'N' and an upward-pointing arrow.

2. Overview

Background

The 0.35-acre parcel has approximately 72 feet of frontage along Franklin Street to the west and Mill Lane to the east. Lots along Franklin Street are unique in that they are deeper than most other areas in the Historic District. This lot in particular, zoned BSD-HR: Bridge Street District - Historic Residential District, is approximately 215 feet in depth.

Today, the site contains two structures: a single-story, single-family ranch home built in 1960 and a detached garage located behind the home that was approved by the ARB in 2009.

Site Characteristics

Natural Features

The site contains mature landscaping located throughout, including in the rear yard where there are several mature trees. A negative slope of grade change occurs across the site from west to east, dropping approximately 8 feet from Franklin Street to Mill Lane.

Historic and Cultural Facilities

Built in 1960, 80 Franklin Street, is recommended as a contributing structure. According to the City of Dublin Historic and Cultural Assessment, the home has good integrity, only slightly diminished by replacement materials over time.

Surrounding Land Use and Development Character

North: Bridge Street District - Historic Residential (Residential)
East: Bridge Street District - Historic South (Commercial/Office)
South: Bridge Street District - Historic Residential (Residential)
West: Bridge Street District - Historic Residential (Residential)

Road, Pedestrian and Bike Network

The site has frontage on Franklin Street and Mill Lane. No public sidewalks are located along either frontage.

Utilities

The site is served by public utilities, including sanitary and water.

Proposal

The applicant is proposing the installation of a new, approximately 790-square-foot in-ground swimming pool, a 912-square-foot concrete pool deck, and a 324-square-foot pool house.

In the Historic Residential zoning district, pools used to be, but are no longer recognized as a permitted use per Code. However, the Bridge Street District Code permits uses previously permitted for uses that were developed before the Code was adopted; therefore, a pool is permitted on this site.

Code permits a maximum of 840 square feet for accessory structures. The proposed pool house, in addition to the existing detached garage, total approximately 912 square feet. This

excess area is within ten percent of the permitted maximum square footage of 840 square feet, permitting the ARB the ability to grant an administrative departure.

Pool and Pool Deck

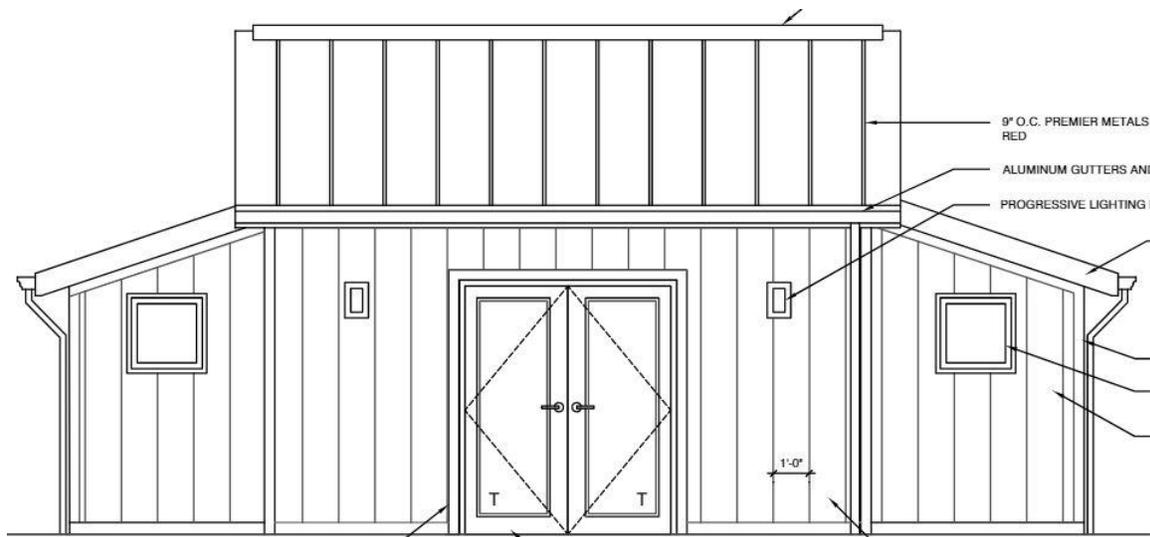
The applicant is proposing an irregularly shaped concrete pool deck, approximately 30 feet in width by 60 feet in length, to surround the new 790-square-foot in-ground pool. At its closest point, the pool deck will be located 6.5 feet from the north property line, meeting the Code required minimum setback of 4 feet. The existing detached garage is set back 5.5 feet from the south property line. In combination with the pool deck setback from the north property line, the proposal exactly meets the Code required minimum side yard setback sum of 12 feet. All other structures on the site, including the proposed pool house, meet setback requirements. The applicant has indicated that the total lot coverage, including the pool and pool deck, existing home and detached garage, and the proposed pool house is approximately 35-percent, where a maximum 50-percent is permitted.

The applicant is also proposing a 4-foot tall pool barrier, as required by Code. The barrier is a Delgard Aero ornamental fence, prefinished in black. The gate will be located at the southwest corner of the pool deck, will match the rest of the barrier, and will be self-latching. The pool barrier is proposed to encroach into the required side yard setback on the north side of the site, which is permitted, as it is a required safety provision.

Staff is concerned that pool mechanicals are not shown on the site plan. Staff recommends that the applicant continue to work with Staff to ensure that all pool mechanicals meet required setbacks and are screened, as subject to Staff approval.

Pool House

The proposed pool house is 324 square feet in size and is to be located immediately east of the pool deck and north of the existing detached garage. The structure will contain three small rooms: a bathroom, a potting room, and a common area. The total height is approximately 14.5 feet, which is within the Code required maximum permitted height for accessory structures of 18 feet.



The structure, approximately 12.5 feet in width and 29 feet in length, will be clad primarily in HardiePanel board and batten in a Weathered Shingle color (SW2841) to match existing structures on site. The roof is proposed to be a standing seam metal roofing material in a Rustic Red color. The downspouts and gutters will match the roof.

Both the alley-facing and pool-facing pool house elevations contain Marvin Elevate Collection Awning windows and a Marvin Elevate Collection Outswing French door. On either side of the French door is a bronze sconce lighting fixture.

The pool house, in combination with the existing detached garage, brings the total area of detached accessory structures on the site to approximately 912 square feet. This number is within 10 percent of the Code permitted maximum of 840 square feet for lots less than one acre in size, allowing the ARB the ability to grant an Administrative Departure. Staff is supportive of an Administrative Departure as the proposed pool house is modest in nature and is of a quality design utilizing high-quality materials found elsewhere on the site.

3. Criteria Analysis

Administrative Departure

- 1) The need for the AD is caused by unique site conditions, conditions on surrounding properties, and/or otherwise complies with the spirit and intent of the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted city plans and policies, and all applicable requirements within §§ 153.057 through 153.066.
Criteria Met. The AD complies with the spirit and intent of the adopted city plans and policies and all applicable requirements.
- 2) The AD is not being requested simply to reduce cost or as a matter of general convenience.
Criteria Met. The AD is not to reduce costs.
- 3) The AD does not have the effect of authorizing any use, sign, building type, or open space type that is not otherwise permitted in the BSD district
Criteria Met. The AD does not authorize any use, sign, building type or open space not otherwise permitted.
- 4) The AD, if approved, does not adversely impact the pedestrian experience
Criteria Met. The AD is to allow for a total accessory structure area that is less than 10-percent larger than the 840 square feet permitted by Code. This accessory structure will not impact the pedestrian experience.
- 5) The AD, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other development features than without the AD.
Criteria Met. The development quality will be of equal or greater quality despite an approval of the AD.

Minor Project Review

- 1) The Minor Project is consistent with the Community Plan, and all BSD adopted plans, policies, and regulations.
Criteria Met with Administrative Departure. The Minor Project is consistent with all adopted plans, policies and regulations. The proposal is for a total area of detached accessory structures, which is larger than the Code permitted maximum of 840 square feet, but is within 10 percent of that maximum, allowing the ARB the ability to grant an Administrative Departure.
- 2) The Minor Project is consistent with the approved Final Development Plan.
Not Applicable. The site is not part of a previously approved Final Development Plan.
- 3) The Minor Project is consistent with the record established by the Architectural Review Board.
Criteria Met. The Minor Project is consistent with the record established by the ARB.
- 4) The Minor Project meets all applicable use standards.
Criteria Met. The proposal is consistent with all applicable use specific standards. Code does not specifically call out residential swimming pools as permitted in the BSD-HR zoning district. However, those uses which were previously permitted prior to the adoption of the BSD Code continue to be permitted.
- 5) The proposed improvements meet all applicable requirements of the BSD Code and respond to the standards of the BSD Design Guidelines.
Criteria Met. The proposal meets all of the applicable requirements of the BSD Code. The proposal responds to the standards of the BSD Design Guidelines by using appropriate exterior materials such as board and batten siding and metal roofing.

Alterations to Buildings, Structure, and Site

- 1) Reasonable effort to minimize alteration of buildings and site.
Criteria Met. The site changes are significant, however, they are appropriate and do not significantly alter the character of the primary structure or existing detached accessory structure.
- 2) Conformance to original distinguishing character.
Criteria Met. The proposed modifications do not significantly alter the original distinguishing character of the site.
- 3) Retention of historic building features and materials.
Not Applicable. The proposal does not alter historic building features on the site.
- 4) Alteration recognizes historic integrity and appropriateness.
Criteria Met. The improvements complement and do not alter the historic integrity of the primary structure on the site.
- 5) Recognition and respect of historical or acquired significance.

Criteria Met. This improvements do not alter the primary structure on the site which is recommended contributing.

- 6) Sensitive treatment of distinctive features.

Criteria Met. The design of the proposed modifications are sensitive to the existing structure.

- 7) Appropriate repair or replacement of significant architectural features.

Not Applicable. The proposal does not include repair of significant architectural features.

- 8) Sensitively maintained historic building materials.

Not Applicable. The improvements do not alter any historic structure or building materials.

Board Order Standards of Review

- 1) The character and materials are compatible with the context of the district.

Criteria Met. The applicant is proposing a structure that is modest in nature and utilizes materials compatible with the context of the district and which are encouraged in the *Historic Dublin Design Guidelines*.

- 2) Recognition and respect of historical or acquired significance.

Criteria Met. The proposal does not alter the recommended contributing primary structure on the site.

- 3) Compatible with relevant design characteristics.

Criteria Met. The proposal is simple in design and is compatible with existing structures on the site.

- 4) Appropriate massing and building form.

Criteria Met. The proposal is for a modest accessory structure that does not significant alter the massing or building form of the primary structure on the site.

- 5) Appropriate color scheme.

Criteria Met. The applicant is proposing colors that already exist on the site or are complementary to the existing colors on the site.

- 6) Complementary sign design.

Not Applicable. The proposal does not include a sign.

- 7) Appropriate landscape design.

Not Applicable. The applicant is not proposing significant landscaping with this application. Further, residential landscaping is not regulated by Code.

- 8) Preservation of archaeological resources.

Not Applicable. This application will not affect any known archaeological resources.

4. Recommendations

Administrative Departure

Planning recommends **approval** of the Administrative Departure to permit the total area of the accessory structures on the site to be 912 square feet.

Minor Project Review

The proposal is consistent with the applicable review criteria and the *Historic Dublin Design Guidelines*. Planning recommends **approval** of the Minor Project with one condition:

- 1) That the applicant continue to work with Staff to ensure that all pool mechanicals meet required setbacks and are screened, subject to Staff approval.