

## 20-202ARB-INF – 6199 DUBLIN ROAD

### Summary

Request for informal review and feedback on proposed additions and exterior modifications to an existing single-family home, and a new detached garage located on a 1.32-acre site.

### Site Location

The site is located southwest of the intersection of S. High Street and Short Street.

### Zoning

R-2: Limited Suburban Residential District

### Property Owner/Applicant

John and Lori Begley

### Representative

David Stock, Stock and Stone Architects, LLC

### Applicable Land Use Regulations

Zoning Code Section 153.070 and Historic Dublin Design Guidelines.

### Case Manager

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

### Next Steps

Upon review and feedback of the Informal Review by the Architectural Review Board (ARB), the applicant may file a formal application for review and approval of a Minor Project Review by the ARB.

### Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>20-202INF Informal Review Begley Residence 6199 Dublin Road</p>	<p>0 95 190 Feet</p> 
---	--	--

## 2. Overview

### Background

The 1.32-acre site has approximately 335 feet of frontage along Dublin Road/S. High Street and a lot depth of approximately 225 feet. The site is located southwest of the intersection with Short Street. There is significant change of grade from Dublin Road (east) toward the rear of the property (west). The site contains a two-story, single-family home with a rectilinear footprint, constructed in 1949.

### Site Characteristics

#### *Natural Features*

The site has significant grade change from east to west, contains a significant number of mature trees, as well as a stream that runs through the rear of the property.

#### *Historic and Cultural Facilities*

In 2017, the City of Dublin City Council adopted a Historic and Cultural Assessment, which documents a variety of community assets including homes, cemeteries, and stone walls. As part of the assessment, the structure on this site was determined to be recommended contributing to the City of Dublin's local Historic Dublin District as well as the Dublin High Street Historic District, boundary increase. The site also contains a dry-laid stacked stone wall along Dublin Road, which is not proposed to be impacted by this proposal.

#### *Surrounding Land Use and Development Character*

North: BSD-P: Public (Open Space/Karrer Barn)  
East: R2: Limited Suburban Residential District (Single-Family Residential)  
South: R2: Limited Suburban Residential District (Single-Family Residential)  
West: PUD: Waterford Village (Single-Family Residential)

#### *Road, Pedestrian and Bike Network*

The site has frontage on Dublin Road. A driveway provides vehicular access at the south end of the site. A sidewalk extends along the Dublin Road frontage.

#### *Utilities*

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

### Code and Guidelines

#### *R-2: Limited Suburban Residential District*

The property is zoned R-2: Limited Suburban Residential District and lies just outside of the Bridge Street District, but within the bounds of Historic Dublin. This zoning district requires a minimum lot size of 20,000 square feet and a minimum lot width of 100 feet at the building line. Side yard setbacks are required to be a minimum of eight feet, with a required sum of 20 feet. Rear yard setbacks are a minimum of 20-percent of the lot depth, with no more than 50 feet required. The proposal appears to meet all zoning requirements; however, the applicant will be required to confirm zoning compliance, by providing dimensioned setbacks, with any application for formal review in the future.

### *Historic Dublin Design Guidelines*

The Historic Dublin Design Guidelines supplement the Code and should be considered when new additions and exterior modifications are proposed in the Historic District. The Guidelines provide recommendations regarding the overall character including location, mass/scale, materials, and rooflines. The Guidelines recommend that additions to existing structures should be contextually sensitive to neighboring properties, being designed in a way that is cognizant of and complements existing mass and scale, roof shape, height and materials of surrounding properties.

### **Proposal**

The applicant is requesting feedback on a proposal for an addition and exterior modifications to the existing home and a new detached garage.

### *Site Layout*

The proposed site layout retains vehicular access to the south of the primary structure. The driveway accesses the existing attached garage and a proposed rear-loaded, detached, three car garage immediately south of the home. The circular shape and island of the existing driveway is proposed to be removed, and the driveway will be realigned and straightened. The new driveway is proposed to widen to approximately 29 feet when approaching the detached garage, allowing for ample maneuverability for vehicles. An existing curved staircase will remain, and will provide access from the detached garage to the primary structure.

The rectilinear shape and central location of the primary structure will remain largely unchanged. The applicant is proposing an addition to the north side of the home, which appears to be slightly forward of the existing structure. As the architectural consultant states in their report, the guidelines suggest that additions be located behind the existing building line of the home. The applicant should consider this when moving forward with a formal application. The proposal also includes the addition or expansion of several patio and balcony spaces. These are located on both the front and rear of the home. The overall siting of the structure maintains a large open space in the rear yard, and is well within required side yard setbacks. The detached garage appears to be just outside of the required 40-foot front yard setback. The board should consider whether the proposed siting of the detached garage forward of the primary structure is appropriate as the applicant would need approval of a Variance by the Board of Zoning Appeals to permit this condition.

### *Scale, Mass, and Height*

#### Garage

The proposed garage is a single-story, side-gable detached garage, which appears to be integrated into the hillside. The garage is approximately 16 feet in height to the peak of the roofline. The maximum permitted height for detached accessory structures is 18 feet.

#### Addition

The addition is a single-story, side-gable master bedroom and bathroom expansion to the north side of the home. The master bedroom addition is connected to the two-story mass of the existing structure by a shorter single-story hyphen. The significant change in grade from east to west presents an opportunity for a walk-out level under the master bedroom addition, which matches the character of the existing structure. Viewed from Dublin Road, the existing two-story structure is approximately 22 feet in height, as measured from established grade to the peak of the roofline. The

addition is shown at approximately 16.5 feet in height, well within the permitted maximum height of 35 feet. In their review, Preservations Designs indicated that "Overall, the new additions are compatible with the main house and other buildings in the historic district in terms of style, scale, massing and proportion".

### *Architectural Details*

The elevations provided for the Board's consideration are conceptual and do not clearly specify exterior materials or details. Final details will be required with submittal of a Minor Project Review application.

#### 1) East Elevation – Dublin Road

The existing portion of the east elevation is proposed to be updated with a new standing-seam shed-roof front porch and new double-door entry. A new porch and standing-seam shed roof on the south side of the home will be visible from this elevation.

The single-story addition to the north of the existing home is connected to the two-story structure by a shorter hyphen, allowing for a visible separation between old and new. The hyphen contains a wall of windows, which appear to match the style of most others on the elevation, and is sheathed in a standing-seam metal roofing material. The hyphen is also setback further than both the addition and the existing structure. The proposal calls for a set of double doors, with barn door style shutters, which provide access to a new porch outside of the master bedroom. The addition appears to be clad in the same materials found on the existing portion of the home.

Preservation Designs recommends that the addition be located behind the existing structure and that the applicant reconsider the patio and barn door style shutters on this elevation.

#### 2) North Elevation – Side yard

The north elevation contains a side-gable, which forms the master bedroom addition. This portion of the addition is set slightly forward of the existing home, with porch and deck/patio space proposed on either side. Given the change of grade, what presents as a single-story addition from Dublin Road, appears on this elevation to provide a lower level of living space. This elevation appears to be clad in a combination of horizontal and vertical siding to match the other elevations. There is a pair of windows located on the north elevation of the master bedroom, as well as a large window wall on the lower level. These windows appear to match the style of windows on the north elevation of the existing two-story structure.

Preservation Designs recommends that the rooflines and projections at the rear of the master bedroom addition be simplified. One recommended remedy is to remove the architectural bump-out located in the master bathroom.

#### 3) South Elevation – Side yard

The proposed south elevation is largely unchanged from what exists today. The applicant is proposing to expand and cover a balcony, wrapping from south to west, with a shed standing-seam roof. The patio and entry on the east elevation of the home are also visible from the south. The detached garage is visible from the south, and is a simple side-gable structure. The garage appears to be clad in a vertical siding, and contains a centrally located window which matches the

style of most others on the primary structure. The garage doors appear to be paneled overhead doors without windows. Preservation Designs recommends that the applicant provide an elevation of the garage, as viewed from Dublin Road to better understand how the hillside impacts the visibility of the structure.

### 3) West Elevation – Rear yard

The west elevation contains the existing primary structure, as well as the addition to the north side of the home, which now presents as a two-story addition given the change of grade at the rear of the home. The railing and shed roof over the balcony at the south side of the home are carried through to the west elevation. Although the applicant has indicated that the intent is to create additional living space where the current two-car garage is located, the applicant is proposing to leave the existing carriage-style garage doors.

The west elevation of the addition is typified by the significant amount of fenestration, utilizing windows and indents to create architectural interest as well as a new horizontal railing system for the decks. The applicant is proposing a number of large windows on the addition, which appear to largely match the style of most other windows on the home. A new pedestrian entry is proposed on the hyphen connector, and a balcony is proposed for the rear side of the master bedroom. The addition appears to be clad in a combination of vertical and horizontal siding to match the rest of the home.

The architectural consultant recommends that the applicant consider reducing the amount of windows on the addition, consider removing the architectural bump-out in the master bathroom to remove conflicting projections, and consider removing the window above the toilet, which will allow for better alignment of windows on the addition. Finally, the consultant recommends that the applicant finish the southern portion of the west elevation with windows and doors, instead of retaining the carriage-style garage doors.

## 3. Informal Review Considerations

### 1) **Does the Board support the proposed site layout, including the detached garage?**

The Historic Dublin Design Guidelines provide guidance regarding the location of new construction and major additions in relation to surrounding properties. Specifically the Guidelines identify that "New buildings in the district should be designed to fit into this strong existing context (70)." The Board is asked to provide feedback with regard to the site layout including addition, deck, driveway, and detached garage locations.

### 2) **Does the Board support the proposed mass and scale of the additions?**

The Historic Dublin Design Guidelines provide recommendations regarding the overall character, building scale and mass, and development pattern. Mass, form, and lot coverage should be similar to surrounding buildings within the neighborhood and should add to the continuity and compatibility of the neighborhood. The Board is asked to reference the Historic Dublin Design Guidelines and the development standards listed in Zoning Code Section 153.063(B) in considering this proposal.

**3) Does the Board support the conceptual architectural character and details of the home?**

The Historic Dublin Design Guidelines provide guidance about the architectural character, materials and details for new construction. Specifically the Guidelines identify that “The most appropriate designs for new buildings take account of the context and make an effort to respect it and fit in visually (70).” The Board is asked to provide feedback with regard to the general architectural design and the associated site details including roof lines, windows, and materials.

**4. Discussion Questions**

An Informal Review provides the opportunity for feedback at the formative stage of a project allowing the Architectural Review Board to provide non-binding feedback to an applicant regarding the proposal. Planning recommends the Board consider:

- 1) Does the Board support the proposed site layout, including the detached garage?
- 2) Does the Board support the proposed mass and scale of the additions?
- 3) Does the Board support the conceptual architectural character and details of the home?
- 4) Other considerations by the Board.