

## 21-041ARB-MPR – 156 S. HIGH STREET

### Summary

Construction of a new two-story, single-family home located within Historic Dublin. The 0.24-acre site is zoned HD-HR, Historic District, Historic Residential District and is located southeast of the intersection of S. High Street and John Wright Lane.

### Site Location

East Side of S. High Street, approximately 150 feet south of the intersection with John Wright Lane.

### Zoning

BSD-HR: Bridge Street District – Historic Residential District

### Property Owners

Greg and Amy Bechert

### Applicant/Representative

Tim Walton Carr, T. Walton Carr Architects

### Applicable Land Use Regulations

Zoning Code Section 153.176 and the *Historic Dublin Design Guidelines*

### Case Manager

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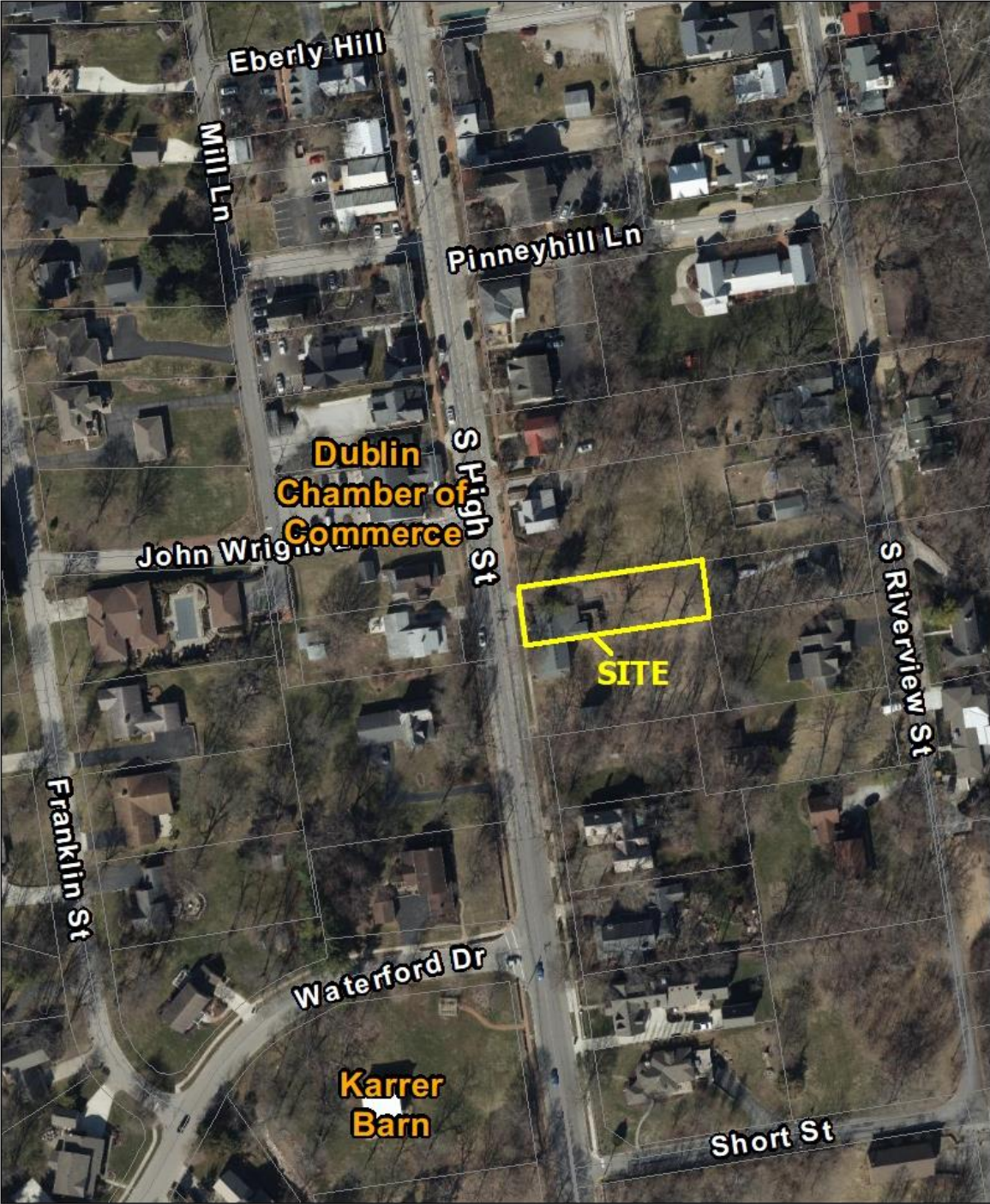
### Next Steps



Upon review and approval by the Architectural Review Board of this application, the applicant can proceed with obtaining building permits.

### Zoning Map



1. Context Map



 <p>City of Dublin</p>	<p>21-041ARB-MPR Minor Project Review Bechert Residence 156 S. High Street</p>	<p>0 55 110 Feet</p> 
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## 2. Overview

### Background

The 0.24-acre site has 60 feet of frontage along S. High Street and a lot depth of approximately 180 feet. The site is located south of the intersection with Pinneyhill Lane. There is significant change of grade from S. High Street (west) toward the rear of the property (east). Most recently, the site contained half of a two-family, 1.5-story home with an L-shaped footprint that straddled the property line with the adjacent property to the south. The two-family home was demolished in 2020 following the approval of two single-family homes on the associated lots of 156-158 S. High Street.

### Case History

In December 2021, the applicant came before the Architectural Review Board (ARB) for informal review and feedback on modifications made based on the informal feedback from the October 2020 ARB meeting. The Board remained concerned about the height, although members appreciated the applicant's efforts to reduce the height and scale of the home. The Board members expressed reservations about the copula element and appreciated the overall simplification of the elevations, noting that more could be done to further simplify the elevations.

In October 2020 the applicant came before the Board for informal review and feedback regarding the new construction of a single-family home. The Board expressed concern for the proposed height of the home and the complexity of the proposed materials.

In September 2019 a previous applicant came before the ARB with a proposal for a new, approximately 2,350-square-foot home located at 156 S. High Street. The proposed 1.5-story home was approved at the September 2019 meeting; however, the applicant did not move forward with the approved plans.

### Site Characteristics

#### *Natural Features*

The site has significant grade change from west to east and contains a number of mature trees.

#### *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 previous structure on this site was found to be listed on the Ohio Historical Inventory (OHI), but determined to be recommended non-contributing based on the additions and alterations that occurred over time. Demolition of the structure was approved by the ARB in 2019 and has since occurred.

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

North:	BSD-HS: Historic South (Office)
East:	BSD-HR: Historic Residential (Single-Family Residential)
South:	BSD-HR: Historic Residential (Single-Family Residential)
West:	BSD-HR: Historic Residential (Single-Family Residential)



*Road, Pedestrian and Bike Network*

The site has frontage on S. High Street. A driveway provides vehicular access at the north end of the site. A sidewalk extends along the S. High Street frontage.

**Proposal**

The applicant is requesting review and approval of a Minor Project Review for the construction of a new two-story, single-family home and associated site improvements.

*Site Layout, Setbacks and Lot Coverage*

The proposed site layout remains consistent with the December proposal. Vehicular access is provided to the north of the primary structure, which accesses an attached three-car, side-loaded garage on the north elevation of the home. A turnaround area is provided to allow ample maneuverability for vehicles.

The home consists of an 'L' shaped footprint, sited toward the south and west property lines. A large deck is proposed for the rear of the home, taking advantage of a large, open rear yard. A sidewalk connects a covered front porch and the front of the home to the sidewalk along S. High Street.

The site, zoned HD-HR, Historic District, Historic Residential District, is required a minimum rear yard setback of 20-percent of the lot depth, up to 50 feet. Based on the lot depth, a rear yard setback of approximately 36 feet is required, which this proposal easily exceeds. For S. High Street, a minimum side yard setback of four feet, with a side yard setback sum of 16 feet is required. The proposed home is setback four feet from the south property line and exceeds a 12-foot setback from the north property line, meeting these requirements. Front yard setbacks for properties along High Street (North and South) are required to be setback 15 feet from the right-of-way/property line. The home is proposed to be setback 23.5 feet from the right-of-way/property line. The proposal is consistent with the Historic Dublin Design Guidelines recommendation that homes be sited in a manner that is contextually sensitive to the District and surrounding properties. The applicant provided a vicinity map, providing context to surrounding properties' setbacks.

The maximum permitted lot coverage in the HD-HR zoning district is 45-percent, recently reduced from 50-percent with the implementation of the Historic District Code amendments. The proposal, including all impervious surfaces, calls for 44-percent lot coverage. Building coverage, which Code limits to 25-percent, is proposed to be 25-percent, meeting this requirement.

Language in the newly adopted Historic District Code requires that single-family dwellings provide a minimum of 2 parking spaces, and a maximum of 2 parking spaces. However, this section was not intended to limit parking for residential properties. A Waiver is requested to allow for a three-car garage, which is consistent with other recent approvals in the district.

*Scale, Mass, and Height*

The proposal is for an approximately 3,300-square-foot home designed in an 'L' shaped form, with a full two-story mass along S. High Street. Working with the existing grade of the site, the proposal calls for a two-story barn-inspired structure to the rear of the primary form.

The maximum permitted height for a single-family home in the HD-HR zoning district is 24 feet to the mid-point of the eaves, down from 35 feet prior to rezoning of the district when this project first began. As proposed, the home is approximately 23.5 feet in height at the primary mass along S. High Street and approximately 23 feet in height at the rear of the structure, meeting this requirement. The proposal includes a copula which artificially increases the height toward the rear of the home. Staff recommends that this element be removed to reduce the perceived height at the rear of the home.

Based on feedback from the ARB at the Informal Review meetings, the applicant has worked with Staff to reduce the height and scale of the structure. When first reviewed as an Informal Review in October 2020, the total height of the home from grade to the peak of the roof was 34 feet along S. High Street and 39 feet to the rear of the property. Additionally, the applicant has pushed the footprint of the home back by approximately 8.5 feet. Originally, the structure was proposed to be built on the 15-foot front setback line. The home is now proposed to be setback 23.5 feet from the right-of-way/property line along S. High Street.

#### *Architectural Details*

The new construction home is proposed to be clad primarily in a combination of stone and Hardi-panel materials in a largely white and beige palette. The design of the home has been significantly simplified since the Informal Reviews, with modifications including the removal of roof finials, gable vents, simplified window placement and style, and simplified material application.

#### *West Elevation – S. High Street*

The west façade is typified by its front gable form, overlapping rooflines, and prominent front porch. The roof of the porch is sheathed in a metal standing seam material (Rogers Roofing) in a Charcoal color. The majority of the roof is sheathed in a dimensional asphalt shingle (Certainteed Landmark Designer Shingles) in a grey color (Georgetown Grey). The applicant is proposing single two-over-two windows (Anderson 400 Series casement windows) on the first and second stories. An oval bullseye window is located in the second story above the arched front entry. A decorative pendant light (Hinkley Adair 3 Light Pendant) is proposed on the underside of the arched entry. The applicant is proposing roofline returns at the gable ends. Staff is recommending the returns be removed to further simplify the elevations.

The first story is clad in a mix of stone (Creative Mines Craft Orchard Limestone – Alpaca (beige)) and shake siding (Hardi Straight Edge Panel), painted white (Benjamin Moore - China White OC-141). The stone is applied around the foundation, the front entry and halfway up the front gable form. Staff is recommending that the inconsistent trim detail on the dormer on this elevation be revised to provide a consistent detail around the entirety of the window.

#### *North/South Elevations – Side yards*

The north elevation contains two prominent side gable forms. From west to east, the elevation contains a deep front porch with a diamond-paned glass window, a box bay window on the gable form closest to S. High Street, an overhang which covers a pedestrian entry just west of the three car garage, a large box bay window and wall of windows on the second side gable form, and a large raised deck (TimberTech Composite decking - Ashwood finish (Brown/Gray) with traditional white railing) at the rear of the home. The garage is divided into a two car

garage and a one car garage. Garage doors are carriage style doors (CHI Carriage House Style with Madison Lites), painted white to match the siding.

Since the Informal Review, the applicant has simplified the application of windows on this elevation, and raised the stairwell window to be in line with the other second story windows. The design retains the stone water table along the elevation, with shake siding on the majority of the elevation. The easternmost side gable on this elevation is clad in a vertical board and batten.

Staff recommends that the stone water table be revised to provide a consistent treatment across each of the three main forms of the home. On the north elevation, that includes raising the stone watertable up to meet the sill of the two-over-two window on the westernmost side gable. Instead of the box bay meeting the ground on this side gable, Staff recommends that the applicant revise the plans to add a trim detail to coordinate with the larger box bay on this elevation. Additionally, Staff recommends that the stone be lowered underneath the standing seam on this elevation to match the watertable level on either side of the single-bay garage door.

The south elevation, like the north elevation, contains two prominent side gable forms. This elevation also contains a stone water table which jogs up and down, carrying the stone to the rear of the home where the applicant is proposing a two-story chimney clad in stone. The applicant should continue to work with Staff to select an appropriate chimney flue, subject to Staff approval.

The majority of this elevation is clad in shake siding, with the easternmost gable form clad in vertical board and batten to match the north elevation. On this elevation, Staff is recommending that the stone watertable be raised, matching the recommendation for the north elevation.

The most prominent feature of the north and south elevation is a copula located atop the eastern side gable form. The applicant has indicated that the cupola is a functional feature that brings light into home. However, Staff is concerned that this artificially increases the height of the home, and is recommending that this element be removed.

#### *East Elevation – Rear yard*

Visible on the east elevation is the combination of side and front gables that form the rear of the home. A large elevated deck is proposed at the rear of the home, with a staircase providing access to the garage and driveway at the lower level. A pedestrian doorway is proposed, providing access to the deck from the interior. A lighting fixture (Hinkley Anchorage Coach Light) is located immediately north (right) of the pedestrian entry. The front gable form on this elevation contains a series of two-over-two windows with transom. This elevation is clad in a combination of board and batten and shake siding, with a stone watertable provided that wraps from the north and south elevations around to the rear of the home. A second window with inconsistent trim is located on this elevation and should be revised to provide a consistent detail around the entirety of the window.

### **3. Criteria Analysis**

#### **Waiver Review Analysis [§153.176(L)]**

Waiver Request 1

Requirement: §153.173(F)(7) Parking Requirements – Number of required spaces. Single-family dwellings must provide a minimum of 2 parking spaces and a maximum of 2 parking spaces.

Request: To provide a maximum of 3 garage parking spaces.

1) *The need for the Waiver is caused by unique site conditions, the use of or conditions on the property or surrounding properties, or other circumstance outside the control of the owner/lessee, including easements and rights-of-way;*

Criteria Not Met. The applicant is proposing a three-car garage, which could be reduced. However, the proposal is consistent with past requests in the Historic District.

2) *The Waiver, if approved, will not negatively impact the historic context of the immediately surrounding area or the district as a whole.*

Criteria Met. The excess parking will not negatively impact the historic context of the immediately surrounding area. Additionally, the new construction home immediately south of this site contains a three-car garage.

3) *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;*

Criteria Met. The proposal generally meets the spirit and intent of adopted plans, policies and requirements.

4) *The Waiver is not being requested solely to reduce cost or as a matter of general convenience;*

Criteria Met. The request does not result in a cheaper product and is not requested out of convenience.

5) *The Waiver, if approved, will ensure that the development is of equal or greater development quality with respect to design, material, and other similar development features than without the Waiver;*

Criteria Met. The proposal is a high-quality single-family home. This request does not negatively impact the development quality.

6) *The requested Waiver is better addressed through the Waiver rather than an amendment to the requirements of this Chapter;*

Criteria Met. The newly adopted Historic District Code was not intended to limit parking in situations where new single-family construction is proposed. Staff is exploring ways to address the language to clarify this requirement and its intent. In this situation, a Waiver is the appropriate mechanism until this change is able to be made.

7) *The Waiver does not have the effect of authorizing any use that is not otherwise permitted in the applicable zoning district;*

Criteria Met. The Waiver does not alter or provide the ability to alter any permitted or conditional uses within the zoning district.

8) *In the event of Waivers from numeric or dimensional standards, the Waiver does not exceed 20%;*

Not Applicable. The Waiver is not to a numeric standard.

- 9) *In the event of Waivers from determinations of contributing or noncontributing status, the provisions in Section 153.175(J)(c) shall also apply.*

Not Applicable. The Waiver is not to a determination of contributing or noncontributing status.

### **Minor Project Review Analysis [§153.066(J)]**

- 1) *The Minor Project shall be consistent with the Community Plan, applicable Zoning Code requirements, Historic Design Guidelines, and adopted plans, policies and regulations.*

Criteria Met. The proposal meets the all adopted plans, policies and regulations, including all zoning requirements.

- 2) *The Minor Project is consistent with the approved Final Development Plan.*

Criteria Met. There is no FDP for this site.

- 3) *The Minor Project is consistent with the record established by the Architectural Review Board, the associated Staff Report, and the Director's recommendation.*

Criteria Met with Conditions. The MP is largely consistent with the record established by the ARB. However, the applicant should continue to work with Staff to provide a consistent stone watertable, and revise the window trim details to be consistent around the entirety of the windows in the dormers. The applicant should also remove the copula as to reduce the height and scale of the home to be more in line with surrounding properties. Finally, the applicant should further simplify the elevations by removing the roofline returns in the gable ends.

- 4) *The Minor Project meets all applicable use standards.*

Criteria Met. The MP meets all applicable use standards and zoning regulations.

- 5) *The proposed improvements respond to the standards of the Historic Dublin Design Guidelines.*

Criteria Met with Conditions. The applicant has worked with Staff to reduce height and scale of the home. The proposal responds to the HDDG as it aligns with surrounding properties in height and layout. However, the elevations could be further simplified. Staff recommends that the applicant continue to work with Staff to simplify the stone watertable, and remove the roofline returns in the gable ends.

- 6) *The Minor Project is consistent with the surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole.*

Criteria Met. The proposal is for a single-family home which has taken its surroundings into consideration with regards to character and scale.

- 7) *The proposed building is appropriately sited and conforms to the requirements of 153.173 Site Development Standards and the Historic Dublin Design Guidelines.*

Criteria Met. The proposal is appropriately sited and conforms to the requirements of 153.173.



8) *The proposed site improvements, landscaping, screening, signs and buffering shall meet the applicable requirements of the Code and respond to the standards of the Historic Design Guidelines.*

Criteria Met. The proposal meets the all applicable zoning regulations and responds to the standards in the *Guidelines*.

#### 4. Recommendation

Planning recommends **approval** of the **Waiver** request for parking.

Planning recommends **approval** of the **Minor Project Review** with conditions:

- 1) The applicant revise the trim detail for the dormer windows to provide a consistent detail around the entirety of the window, subject to Staff approval.
- 2) The design be revised to eliminate the copula.
- 3) The applicant work with Staff to provide a consistent stone watertable, subject to Staff approval.
- 4) The applicant remove the roofline returns in the gable ends, subject to Staff approval.
- 5) The applicant work with Staff to select an appropriate chimney flue detail, subject to Staff approval.