

21-044AFDP – BALGRIFFIN MULTI-FAMILY CHIMNEY – 6138 TURVEY LOOP EAST

Summary

Request for review and approval of an Amended Final Development Plan to allow for an alteration to the architectural requirements for a condominium unit to permit the removal of a chimney.

Zoning

PUD, Planned Unit Development, Balgriffin

Property Owner

John and Angela Barton

Applicant/Representative

Scott Baker, SBA Studios

Applicable Land Use Regulations

Zoning Code Section 153.055(B)

Case Manager

Sarah Tresouthick Holt, AICP, ASLA, Senior Planner
(614) 410 4662
sholt@dublin.oh.us

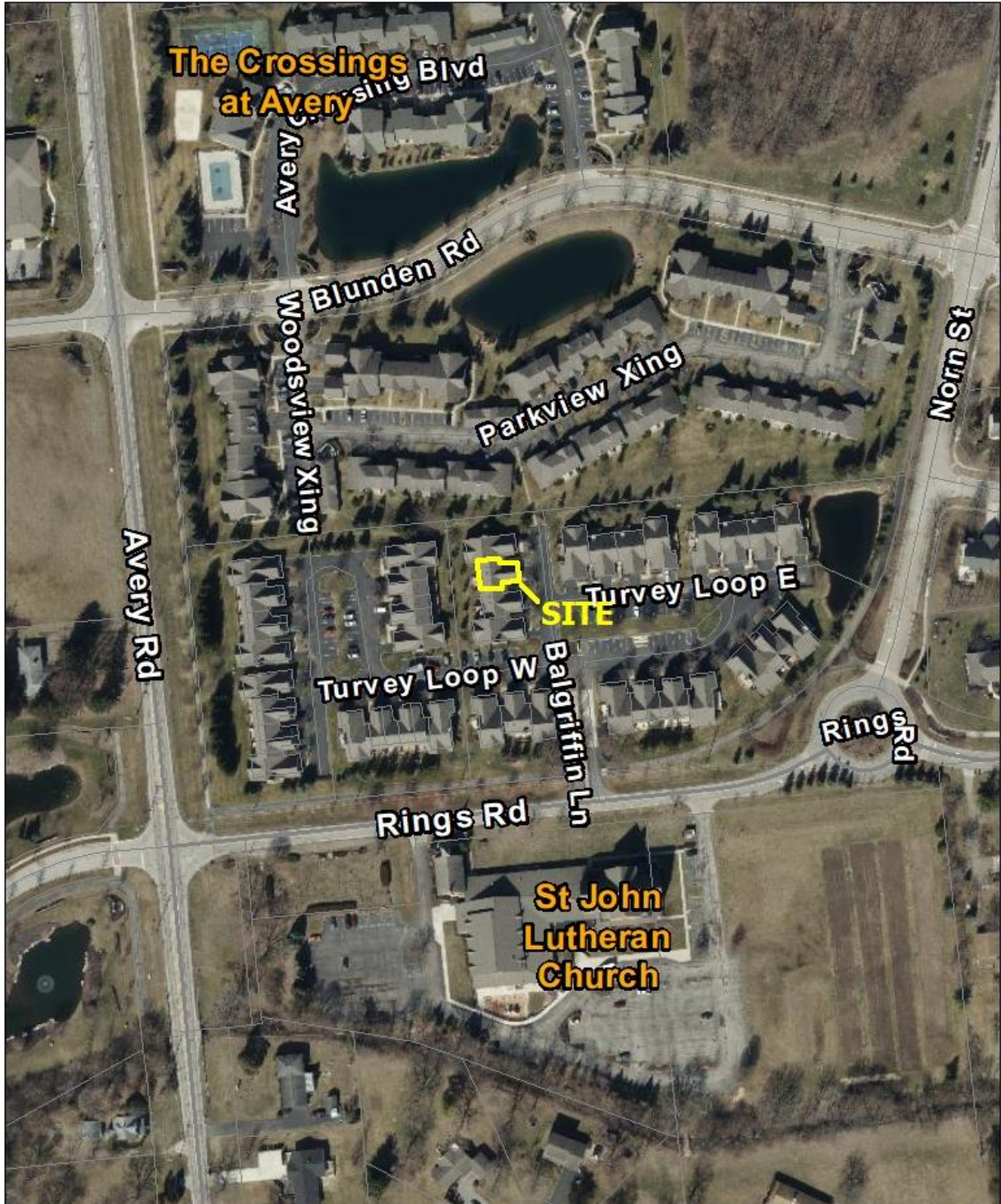
Next Steps

Upon approval from the Planning and Zoning Commission, the applicant will be able to obtain a certificate of zoning compliance and building permit prior to construction.

Zoning Map



1. Context Map



21-044AFDP
Amended Final Development Plan
Village at Balgriffin Condominiums
6138 Turvey Loop

0 75 150
Feet

2. Overview

Background

The Balgriffin Planned Unit Development (PUD) was established in 1993, and the Final Development Plan was approved in 1997. The townhomes were built starting in early 1999. There are four units in this particular structure located on Turvey Loop East. Within the development, structures contain from three to five units, with four units being the most common configuration.

Site Characteristics

Natural Features

The site is currently built out, and landscaping is planted between buildings. There is a loose row of evergreens behind the building, although they do not provide a continuous screen from the adjacent building. Decks from each unit face into this greenspace.

Surrounding Land Use and Development Character

North: Balgriffin PUD (Multi-family Residential)

East: Balgriffin PUD (Multi-family Residential)

South: Balgriffin PUD (Multi-family Residential)

West: Balgriffin PUD (Multi-family Residential)

Road, Pedestrian and Bike Network

The site has frontage on Turvey Loop East, a private road with parking access for the townhome project. The site is adjacent to the northeast corner of Avery Road and Rings Road. Sidewalks exist along both of these main roads, along with bike paths on Rings Road.

Utilities

The site is served by public utilities, and the proposal will not affect any utilities.

Proposal

The proposal is for the removal of an existing chimney at 6138 Turvey Loop East, in a building that consists of four individual townhome units, each with chimneys. The entire development was constructed in 1999 and every building has a number of chimneys arranged symmetrically. The owners state that their chimney is cantilevered on the floor joists, rather than built on a foundation. This has caused bowing and deformation of the interior floors as the weight of the chimney presses down on the joists. The requested solution is to remove the chimney and replace it with the same stucco materials as exists on the remainder of the building, along with installing an electric fireplace indoors, in lieu of the chimney.

Site Layout

The overall site layout would not change with this request. The townhome project is sited with parallel and perpendicular buildings that back onto both Avery and Rings Roads, as well as internal roads. Guest parking is provided throughout the development, as are common open space areas, although none of these are significant in size or development. They are meant to provide green space and buffering between buildings and outdoor spaces.

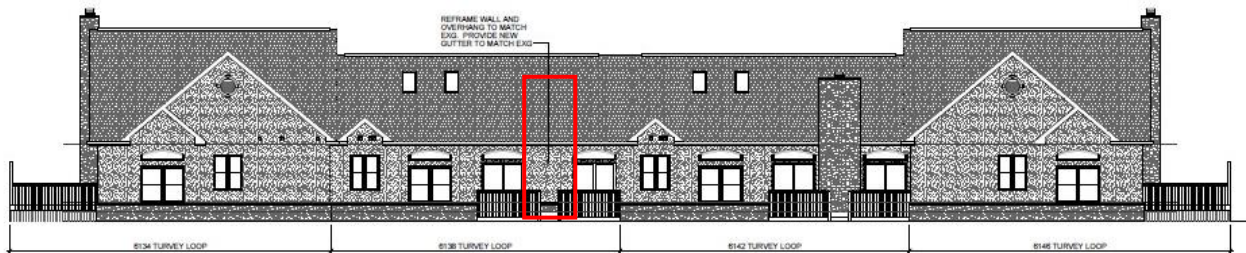
Architecture and Details

This townhome project was constructed after approvals in 1999. At the February 1999 Planning and Zoning Commission hearing, the importance of four-sided architecture was stressed, included as the first condition of approval, which reads "That rear and side elevations which will be most visible from public streets be revised to reflect the same level of quality of materials and detailing as front elevations". Each building has been constructed to look the same, using matching materials (stucco on the body and manufactured stone on the chimneys). Placement of chimneys is also consistent: each building has chimneys on the ends, and units in between either all have chimneys or none have chimneys. There is not an instance where one central unit has a chimney and its neighbor does not.

This request is to remove the existing chimney, due to structural issues, and replace it with the same adjacent stucco, as shown in the elevations below. The fireplace would be converted to an electric model.



Existing elevation showing 4 chimneys



Proposed elevation showing 3 chimneys

In the course of this application, the Building Standards Division was consulted, and it was determined that it would be appropriate to support the chimney using mud jacking, permanent jacks, sistering the existing joists, or other supporting techniques, thus preserving the chimney. The proper foundation repairs would also avoid the necessity of trying to match materials that may be over 20 years old and paint that will also be older and naturally weathered. Should the chimney be removed as requested, the following items are of concern:

- Matching the existing stucco
 - Stucco texture is very difficult to match exactly
 - Patches often crack where they meet existing materials
- Matching the existing paint, which will have weathered
 - Sherwin Williams paint in Quinoa (SW9102) is proposed. No color sample was provided.
 - An entire section of the building will need to be painted to avoid a patched appearance; this may involve painting parts of adjacent units
- Replacement of roofing and gutter materials at the chimney location, including gable and crickets at the chimney connection
 - GAF Timberline Weathered Wood is proposed. No sample was provided.
 - No gutter information was provided.
 - Exact matches of materials may or may not be successful, based on age and weathering
- Replacement of the stone at the foundation
 - The applicant has proposed to reuse the existing stone from the removed chimney. It is unclear that the old mortar can be successfully removed without damaging the stone itself
 - The patched section may have straight edges (a saw cut) calling further attention to the patch.

Other Items

Parking, landscaping, signage, stormwater, and utilities will not be affected by this request.

3. Criteria

Amended Final Development Plan Criteria 153.055(B)

1) *The proposal is consistent with the approved preliminary/final development plan.*

Criteria Not Met. The FDP approved specific architectural elevations a multiple-family development are considered commercial projects. The PDP/Rezoning specifically required that all four sides of the building have consistent architectural interest, where rear and sides would have the same level of interest as fronts. This condition stipulated that it would apply to buildings facing the public streets; however, all buildings within the development were constructed in the same manner, using symmetry with their chimneys. Removal of one chimney does not fit the intent of the condition, nor the resulting symmetry approved as part of the original FDP.

2) *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and adjacent property.*

Not Applicable.

3) *The development has adequate public services and open spaces.*

Not Applicable.

- 4) *The development preserves and is sensitive to natural characteristics of the site while complying with applicable regulations.*
Not Applicable.
- 5) *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity.*
Not Applicable.
- 6) *The proposed signs are coordinated within the PUD and with adjacent development.*
Not Applicable.
- 7) *The landscape plan will adequately enhance the principle building and site; maintain the existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate.*
Not Applicable.
- 8) *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in the Code and any other design criteria established by the city or any other government entity which may have jurisdiction over such matters.*
Not Applicable.
- 9) *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage.*
Not Applicable.
- 10) *The Commission determines the project to be in compliance with all other local, state and federal laws and regulations*
Criteria Met.

4. Recommendation

Staff recommends **disapproval** with the following findings:

- 1) Visual interest was an important element with the 1999 FDP application, specifically, that architecture was to have the same amount of detail on both the front and rear facades. Removal of the chimney reduces the detail significantly on this façade;
- 2) The originally-approved façades relied on stone-clad chimneys as a primary element of interest. Removal of one chimney, in an otherwise symmetrical façade, does not meet with the intent of the approved FDP;
- 3) Being able to effect a high-quality repair to the stucco, stone, paint, and roofing is unlikely, given the age and weathering of existing materials versus new materials; and,
- 4) There are other remedies (mud jacking, permanent jacks, sistering joists) for the chimney that would preserve the original architectural interest of the entire structure.